Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : 85 LEXINGTON AVENUE

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

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

Date of Survey : 09-May-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1967 Lot : 68 BIN : 3056327

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$94,800	\$872,800
Interior Architecture	\$117,800	\$1,420,900
Electrical		\$439,700
Mechanical		\$148,500
Total	\$212,600	\$2,882,000
Importance Code A	\$94,800	\$872,800
Importance Code B	\$117,800	\$2,009,100
Total	\$212,600	\$2,882,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,800		\$900	
Interior Architecture	\$60,900		\$4,000	\$3,900
Electrical	\$26,900	\$4,500	\$4,100	\$4,000
Mechanical	\$23,700	\$31,800	\$17,100	\$15,800
Site Enclosure	\$100			
Site Pavements	\$13,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$208,000	\$43,500	\$33,300	\$30,800
Importance Code A	\$77,000	\$1,200	\$2,100	\$1,200
Importance Code B	\$85,000	\$42,300	\$29,000	\$29,600
Importance Code C	\$46,000		\$2,200	
Total	\$208,000	\$43,500	\$33,300	\$30,800



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

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

Asset #: 1976

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	0.50/ 3.1	#04.000		de de	_	#22 600	
Masonry: Brick	85% Now Cracking/Crumbling Location: West El Joint Mortar Miss/E Location: Rear W Painted Surfaces, Ex Location: Front F	evation Frod, Extent : Light, all xtent : Light, Area A acade	Area Affe	ected : 10% 30%	5	\$23,600	
Stucco Cement	15% 4+ Cracking/Crumbling Location : West El		2040 ea Affecte	* * ed : 10%	5	\$5,200	
Windows							
Aluminum	100%		2043	* *	5	\$1,900	
Parapets							
Masonry: Brick	95%		LIFE	* *	5-10	\$28,400	
Metal Panel	5% Other Observation, Location: Metal C				5	\$800	
Roof	Explanation . Only	visione i rom stree	i Levei C	n South Lievation			
Asphalt Shingle IRMA/Protected Membrane	5% 85% Now	\$43,600	2031 2035	\$9,400 \$872,800	10	\$300	
	Paver Block Ballast, Location : Through Vegetation Growth,	hout Extent : Moderate, 2					
	Location : Lower R Water Penetration, I Location : Through	Extent : Moderate, A	lrea Affe	cted : 10%			
Roll Roofing	10%		2031	\$22,500	5	\$5,900	
Soffits				-		•	
Stucco Cement	100%		2040	* *	5	\$400	
erior							
Floors Ceramic Tile	10%		2038	* *	5	\$3,600	
Quarry Tile	5% 4+	\$2,600	2038	* *	5 5	\$1,400	
Quality The	Cracking/Crumbling Location: Kitchen	g, Extent : Light, Are			3	\$1, 4 00	
Vinyl Tile	85% Now Cracking/Crumbling Location: Through		2035 ea Affecte	\$831,900 ed : 10%	3	\$11,600	
Interior Walls							
Ceramic Tile	10%		2038	* *	5	\$4,300	
Gypsum Board	85%		LIFE	* *	5-10	\$62,700	
SGFT/Glazed Masonry	5%		LIFE	* *	10	\$1,100	

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

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

Asset #: 1976

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings			***=			_	*	
AcousTileSusp.Lay-In	Broken/Mi Location Misaligned Location	: Laundry d/Bulging, : Through	Extent : Moderate,	Area Afj	fected : 25%	5	\$18,100	
		: Through		33				
Site Enclosure								
Fence/Gates								
Chain Link	35%			2045	* *			
Iron Picket	40%			2055	* *			
Metal Panel	25%			LIFE	* *	10	\$100	
	Location	: Mechani	xtent : N/A, Area A cal Equipment Il Material Is Vinyl		100%			
Retaining Walls								
Masonry: Fieldstone	100%			2061	* *			
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Rear Of	Parking Lot					
	Explanat	ion : Interi	ocking Stones					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	-	0-2 Crumbling, : Through	\$9,100 Extent : Light, Are out	2040 ea Affecte	* * ed : 5%			
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	90%			2048	* *			
		ervation, E : Parking	Extent : N/A, Area A Lot	ffected :	100%			
		_	nt Installation					
Asphalt	10%	0-2	\$4,300	2050	* *			
. Ispanie	Cracking/0		Extent : Moderate		ffected : 100%			

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2055	* *	5	\$100	
	Other Observation, Extent: N/A	, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : One 800 Ampere	Main Disconne	ct Switch			

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

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

Asset #: 1976

Electrical	Current Repair	Future Ro	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•	<u>'</u>				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2055	* *	5	\$700	
Raceway						
Conduit	95%	2045	* *	1		
Conduit	5%	2061	* *	1		
Panelboards						
Molded Case Bkrs	90%	2051	* *	5	\$600	
Molded Case Bkrs	10%	2057	* *	5	\$100	
Wiring						
Thermoplastic	95%	2045	* *	1		
Thermoplastic	5%	2061	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	\$86,800	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	
Stand-by Power						
Transfer Switches	1000/	20.40	ale ale		Φ π (00	
Automatic	100%	2048	* *	1	\$7,600	
Generators	1000/	2011	* *		ФО (ОО	
Diesel	100%	2044		1	\$9,600	
	Other Observation, Extent . Location: Outdoor Enclo	**	1%0			
	Explanation: One 60 Kile					
Batteries	Explanation . One of Kill	owaiis				
Lead/Acid	100%	2030	\$2,400	5	\$900	
Lead/Acid	Recent Installation, Extent			3	\$200	
	Location : Emergency Ge		,,0			
Fuel Storage						
Main Tank	100%	2063	* *	5		
Walli Talik	Other Observation, Extent .		0%	5		
	Location : Adjacent To Ge	**				
	Explanation : One 300 Go					
Lighting						
Interior Lighting						
Fluorescent	5%	2030	\$18,000	10	\$1,100	
	T-8 Lamps And Fixtures, Ex	tent : Light, Area Affected				
	Location : Kitchen, Stairs	, Bathrooms				
Fluorescent	93%	2030	\$334,900	10	\$20,700	
11001000011	T-12 Lamps And Fixtures, I			10	Ψ=0,700	
	Location : Throughout Th	0 00				
LED	2%	2043	* *			
Egress Lighting	270	2013				
Emergency, Battery	50%	2043	* *	10	\$2,900	
			* *			
Exit, Battery	50%	2043		10	\$2,900	

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

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

Asset #: 1976

Electrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	3%		2035	\$3,400	10		
LED	27%		2043	* *			
No Component	70%						
Alarm							
Security System							
Generic	100%		2043	* *	1	\$9,200	
Fire/Smoke Detection							
Generic, Digital	100%		2045	* *	1-3	\$15,200	
	Recent Installa	lation, Extent : N/A, Area A	ffected :	100%			
	Location: T	Throughout The Building					

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2045	* *	5	\$7,500	
	Other Observation, Extent : N	I/A, Area Affected :	100%			
	Location: Basement					
	Explanation : One Fuel Oil	Tank				
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$12,000	
	Other Observation, Extent : N	I/A, Area Affected :	100%			
	Location: Basement - Boile	r Room				
	Explanation: One Hot Wate	er Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2034	\$51,800	4	\$1,800	
Terminal Devices						
Convector/Radiator	50%	2033	\$96,800	1	\$3,900	
No Component	50%					
_	Other Observation, Extent : N	I/A, Area Affected :	0%			
	Location : Throughout					
	Explanation: Reported Und	ler Air Conditioning	7			
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		

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

Asset #: 1976

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning						
Conversion Equipment						
Split Unit	70%	2043	**			
	R-410a Refrigerant, Extent : Light, Location : Throughout					
	Other Observation, Extent: N/A, An Location: Basement, 1st, 2nd Flo Explanation: Three Units With Ho	or Mechanical				
Culit I Init	5%	2043	* *			
Split Unit	R-410a Refrigerant, Extent : Light, Location : Elevator Machine Root	Area Affected :				
Window/Wall Unit	25%	2033	\$22,400	1		
	Other Observation, Extent: N/A, Ar					
	Location: Offices, Rooms					
	Explanation : Locations Noted					
entilation entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$21,400	
Exhaust Fans						
Interior	30%	2035	\$31,500	2	\$200	
Roof	15%	2035	\$6,900	2	\$100	
No Component	55%					
lumbing						
H/C Water Piping	1000/	• • • •	de de			
Brass/Copper	100%	2045	* *	1		
Water Heater With Tanks	500/	2024	016700	2		
Gas Fired	50%	2034	\$16,700	2		
	Other Observation, Extent: N/A, An Location: Boiler Room	rea Affectea : 10	00%			
	Explanation: 85 Gallons	2020	016 500			
Gas Fired	50%	2030	\$16,700	2		
	Other Observation, Extent: N/A, Ar	rea Affectea : 10	00%			
	Location: Boiler Room					
IIW II 4 E 1	Explanation: 85 Gallons					
HW Heat Exchanger HTHW/HW	100%	2055	* *			
HIHW/HW	Other Observation, Extent: N/A, Ar					
	Location: Boiler Room	ей Ајјестей . То	7070			
	Explanation: Two Built-in-boiler	Units				
Sanitary Piping	Emprenation . Two Dutt-in-botter	C 11110				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	DII D				
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2035	\$12,600	4	\$1,500	
Fixtures		_000	÷,	•	42,000	
Generic	100%					
ertical Transport						

Vertical Transport

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

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

Asset #: 1976

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
- -	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location: Baseme	ent, 1st And 2nd Floo	rs, Roof				
	Explanation: One	Passenger Elevator	•				
Fire Suppression							
Sprinkler							
Generic	100%		2055	* *	1-2	\$6,800	
Chemical System							
Generic	100%		2033	\$38,300	1-3	\$178,600	
	Other Observation,	Extent : N/A, Area A	ffected :	100%			
	Location: Kitcher	ı					
	Explanation: 48 S	Equare Foot Hood					

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : ATLANTIC AVENUE ARMORY

Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE

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

Area Sq Ft : 174,360 Project Type : HOMELESS SERVICES

Date of Survey : 02-Nov-2022 Landmark Status : EXTERIOR LANDMARK

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

Block : 1199 Lot : 15 BIN : 3029748

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$287,200	\$329,500
Interior Architecture	\$1,051,300	\$2,356,000
Electrical		\$358,400
Mechanical	\$1,145,200	\$4,980,600
Total	\$2,483,700	\$8,024,500
Importance Code A	\$287,200	\$329,500
Importance Code B	\$1,505,300	\$7,571,900
Importance Code C	\$691,300	\$123,100
Total	\$2,483,700	\$8,024,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$13,600	\$2,300		\$6,800
Interior Architecture	\$69,600		\$15,000	\$49,700
Electrical	\$28,400	\$53,800	\$29,100	\$29,600
Mechanical	\$43,100	\$39,600	\$56,600	\$133,100
Site Pavements	\$1,100			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$170,700	\$110,600	\$115,600	\$234,200
Importance Code A	\$30,900	\$19,500	\$17,300	\$24,500
Importance Code B	\$138,700	\$91,100	\$98,300	\$209,700
Importance Code C	\$1,100			
Total	\$170,700	\$110,600	\$115,600	\$234,200



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

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

Asset #: 4452

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Copper/Terne	2%			2069	* *	10	\$6,800	
Masonry: Brick	85%		\$218,100	LIFE	* *	5	\$123,600	
		-	ents, Extent : Ligh	t, Area A	ffected : 1%			
	Location	ı : Side Ent	ry Of Drill Area					
Masonry: Brownstone	10%			LIFE	* *	5	\$10,900	
Masonry: Granite	2%			LIFE	* *	5	\$2,200	
Metal Sect. OHD	1%			2047	* *	5	\$4,500	
Windows								
Aluminum		Now	\$69,100	2050	* *	5	\$33,800	
			ct, Extent : Modera	ite, Area	Affected: 75%			
		i : Through			1.00			
	_		eked, Extent : Mode	rate, Are	a Affected : 5%			
		ı : Dormito	ry					
Metal Louvers	5%			2043	* *	10	\$22,200	
Parapets	000/			LIDE	ש ש	_	фо. 2 00	
Masonry: Brick	90%			LIFE	* *	5	\$9,200	
Masonry: Brownstone	10%			LIFE	* *	5	\$2,500	
Roof	50/	NT	#2.200	2040	* *			
Copper/Terne		Now	\$3,300 ent : Moderate, Are	2049				
		oggea, Exio 1 : Dormito		и Ајјесте	u . 570			
D . 11 D C				2022	#207.000		¢24.700	
Roll Roofing		Now	\$10,300 extent : Moderate, A	2033	\$206,000	5	\$24,700	
		eiraiion, E 1 : Tower Ro		rea Ajjet	неа : 5%			
				2011	* *	10	ф11 000	
Skylight, Metal/Glass	3%			2044	* *	10	\$11,800	
Slate	67%			LIFE				
Soffits Masonry: Brownstone	50%			LIFE	* *	5		
Metal Panel	50%			2044	* *	5-10		
Wictai i alici		ervation F	Extent : N/A, Area A		100%	3-10		
		i : Fire Esc		ggeerea .	10070			
			Escape Canopy					
terior			Transfer and Trans					
Floors								
Cast in Place Concrete	45%			LIFE	* *	5	\$262,100	
Ceramic Tile	5%			2043	* *	5	\$13,300	
Terrazzo	5%	4+	\$26,700	LIFE	* *	5	\$10,400	
	Cracking/	Crumbling	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Stair Lo	cated At Entrance					
Traffic Topping	5%			2039	* *	5	\$16,600	
11 0	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Stairwel	ls And Cafeteria					
	Explana	tion : Fluid	l Applied Epoxy Re	sin				
Vinyl Tile	25%			2034	\$1,970,800	3	\$25,000	
Wood	15%			2049	**	5	\$74,900	

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

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

Asset #: 4452

Architecture	Current	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior			•				•
Interior Walls							
Concrete Masonry Unit	15% Now Water Penetration, I Location: Baseme	\$477,200 Extent : Moderate, A nt Along Atlantic A			5 Rooms	\$37,900	
Gypsum Board	10%		LIFE	* *	5	\$37,900	
Masonry: Brick	5%		LIFE	* *			
Plaster	65% Now Water Penetration, I Location: Dormit		LIFE Irea Affed	* * cted : 5%	5	\$123,100	
SGFT/Glazed Masonry	5%	7, 103	LIFE	* *			
SGF 1/Glazed Wasoniy	Cracking/Crumbling Location : Side En			Gected : 2%			
Ceilings							
AcousTileSusp.Lay-In	3%		2039	* *	5	\$8,000	
Embossed Metal	5% 4+	\$42,900	LIFE	* *	5	\$6,000	
	Punct/Tear/Impact L Location : Dorm L	-	oderate, 1	Area Affected : 15%	6		
Exposed Struc: Steel	15%		LIFE	* *			
Exposed Struc: Wood	37% Now Split/Cracked, Exter Location : Drill Fl		LIFE Affected	* *			
Gypsum Board	10%		LIFE	* *	5	\$33,200	
Plaster	30%		LIFE	* *	5	\$49,800	
Site Enclosure						•	
Fence/Gates							
Iron Picket	50%		2054	* *			
Masonry: Fieldstone	50%		2044	* *			
	Other Observation, Location: West Sid		Iffected :	100%			
	Explanation: This	Is Actually A Brown	nstone M	asonry Wall			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2039	* *			
On-Site Walkways							
Cast in Place Concrete	50% Now Cracking/Crumbling Location : Exterio		2039 e, Area A <u>j</u>	* * Gected : 5%			
Steel Plate	50%		LIFE	* *	1		
	Other Observation, Location : Fire Es	cape	Iffected :	100%			
	Explanation: Fire	Escape					

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

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

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

Asset #: 4452

Electrical	Curre	Current Repair		e Replacement	M		
System Component Type	% of Fail D. Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	4000		•		_	*=*:	
Fused Disc Sw	100%		2044	**	5	\$700	
		n, Extent : N/A, Area A	Affected :	100%			
	Location : Elect	ricai Room Iain Service Disconne	et Switch	Patad At 2 500 Am	maras		
Switchgear / Switchboard	Explanation . W	um service Disconne	ci swiich	Raiea Ai 2,300 Am	iperes.		
Fused Disc Sw	100%		2044	* *	5	\$700	
Raceway	10070					4,00	
Conduit	50%		2054	* *	1		
Conduit	50%		2034	\$122,400	1		
Panelboards				·			
Molded Case Bkrs	70%		2050	* *	5	\$3,200	
Molded Case Bkrs	30%		2033	\$64,200	5	\$1,400	
Wiring							
Thermoplastic	100%		2054	* *	1		
Motor Controllers							
Locally Mounted	80%		2039	**	5	\$900	
Locally Mounted	20%		2032	\$114,300	5	\$200	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$2,600	
Stand-by Power	10070		LIFE		5	\$2,000	
Transfer Switches							
Automatic	100%		2039	* *	1	\$53,600	
Generators	10070					\$22,000	
Diesel	100%		2037	* *	1	\$67,500	
	Other Observatio	n, Extent : N/A, Area	Affected :	100%			
	Location : Gene	rator Room On The L	Prill Floor				
	Explanation : E	mergency Generator l	Rated At 2	250 Kilowatts.			
Batteries							
Nickel Cadmium	100%		2027	\$2,600	5	\$38,900	
Fuel Storage	1000/		20.40	* *	_		
Main Tank	100%	. Estant N/A Assa	2049		5		
	Location : Gene	n, Extent : N/A, Area A	4јјестеа :	100%			
		raior Room o Available Nameplati	e Ratina I	Canacity			
Lighting	Explanation . IV	о Ачинивне титерник	e Ruing (гирасну			
Interior Lighting							
LED	100%		2039	* *			
Egress Lighting							
Emergency, Service	50%		2034	\$57,600	1		
Exit, Service	50%		2034	\$40,300	1		
Exterior Lighting							
LED	30%		2039	* *			
No Component	70%						
Alarm							

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

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

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

Asset #: 4452

Electrical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2039	* *	1	\$65,100	
	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location : Hallways, Entrance	e Areas				
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2039	* *	1-3	\$107,400	
	Other Observation, Extent: N/A	, Area Affected : 100%				
	Location : Throughout The Bu	ilding				
	Explanation : Strobe Lights, M	-	arm Bells, S	moke De	tectors, Horns	

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2044	* *	1		
	Other Observation,	Extent: N/A, Area A	ffected :	100%			
	Location : Vault						
	Explanation: 4,50	00 Gallon Tank No.2	Fuel				
Conversion Equipment Steam Boiler		Extent : N/A, Area A	2039 ffected :	**	1	\$172,700	
	Location : Boiler						
D: / 'I /'	Explanation: 2 U	nits					
Distribution	100%		2044	* *			
Steam Piping/Pump Terminal Devices	100%		2044				
Air Handler	40%		2034	\$1,406,800	1	¢42 100	
Convector/Radiator	40%		2034	\$1, 4 00,800 * *	1 1	\$43,100 \$22,500	
Fan Coil Unit/Heat	20%		2039	\$926,700	1	\$11,300	
Controls	2070		2034	\$920,700	1	\$11,300	
Electrical	100%		2029	\$1,039,000			
Air Conditioning	10070		2027	\$1,032,000			
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2012		-		
Split Unit	10%		2034	\$443,800			
Window/Wall Unit	15%		2029	\$106,200	1		
Water Cooled interior	30%		2032	\$1,006,800	2		
Pkg Unit				· ,,			
No Component	45%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2034	\$313,600	1	\$5,600	
No Component	90%					•	

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

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

Asset #: 4452

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Heat Rejection Evaporative Condenser No Component	10% 90%		2034	\$54,000	2	\$12,100	
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$97,200	
Exhaust Fans Interior	100%		2034	\$828,900	2	\$5,300	
Plumbing	10070		2034	\$626,900		\$5,500	
H/C Water Piping Brass/Copper	100%		2044	* *	1		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Other Observati Location : Bas	ion, Extent : N/A, Area A sement	2029 Iffected : 10	\$37,400	4	\$3,700	
	Explanation:	Two Duplex Units					
Backflow Preventer	1000/		•••	ماد ماد		440 - 00	
Generic	100%		2039	* *	1	\$10,700	
Fixtures Generic	100%						
Tankless Water Heater(POU)							
Gas Fired	100%		2029 Iffected : 10	\$34,700	2		
Hot Water Storage Tank	1						
Generic	Location: Box	ion, Extent : N/A, Area A iler Room One 250 Gallon Storage		* *	1		
Vertical Transport		0					
Elevators Geared Traction		ion, Extent : N/A, Area A sement To 5th Floor 2 Units	LIFE Affected: 10	**			
Fire Suppression	· · · · · · · · · · · · · · · · · · ·						
Standpipe	1000/		2054	.	1.5	007.000	
Generic	100%		2054	* *	1-5	\$87,900	
Sprinkler Generic	100%		2054	* *	1-2	\$48,800	
Fire Pump Generic	100%		2037	* *	1	\$32,600	
						. ,	

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

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

Asset #: 4452

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

Page: 15

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$530,100	
Interior Architecture	\$418,100	\$3,303,200
Electrical	\$505,200	\$498,800
Mechanical	\$367,000	\$661,200
Total	\$1,820,500	\$4,463,200
Importance Code A	\$530,100	
Importance Code B	\$1,020,200	\$4,330,000
Importance Code C	\$270,200	\$133,200
Total	\$1,820,500	\$4,463,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$46,000			\$38,000
Interior Architecture	\$163,900	\$2,500		\$13,700
Electrical	\$4,600	\$7,600	\$6,300	\$6,500
Mechanical	\$28,100	\$10,700	\$11,200	\$7,400
Site Enclosure	\$5,000			
Site Pavements	\$12,500			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$276,900	\$37,600	\$34,300	\$82,400
Importance Code A	\$46,000			\$38,000
Importance Code B	\$163,300	\$37,600	\$34,300	\$44,500
Importance Code C	\$67,600			
Total	\$276,900	\$37,600	\$34.300	\$82,400



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

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

Asset #: 1970

chitecture	(Current Repair		Futur	e Replacement	Maintenance			
stem Component Type		ail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior									
Exterior Walls						_			
Cast Stone/Terra Cotta	10%		*	LIFE	* *	5	\$40,700		
Masonry: Brick		Now	\$67,100	LIFE	**	5	\$41,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Adjacent To 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	Ų.,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.

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

Asset #: 1970

Architecture	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/	_	\$16,600 Extent : Moderate r Mechanical Room		* * Gected : 5%	5	\$21,800	
Ceramic Tile	9%			2040	* *	5	\$17,900	
Poured Epoxy/Resin			ent, Extent : N/A, A r Toilet	2030 rea Affec	\$109,100 eted : 100%			
Terrazzo	5%			LIFE	* *	5	\$7,800	
Vinyl Tile	10%			2036	* *	3	\$7,500	
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	ф 42 соо	20.40	* *	_	#0.100	
Ceramic Tile			\$43,600 Extent : Moderate out	2040 , Area A <u>j</u>		5	\$8,100	
Concrete Masonry Unit	Location Other Obs	Crumbling n : 9th Floo servation, E n : 9th Floo	\$17,900 Extent : Light, Are r Mechanical Roon Extent : N/A, Area A r Mechanical Roon al Plaster On Terra	ıs ffected : ıs	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.

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

Asset #: 1970

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$12,700	
AcousTileSusp.Lay-In	8%		\$13,200	2044	* *	5	\$8,100	
	_	Crumbling, 1 : Through	, Extent : Light, A out	rea Affecte	ed : 10%			
Exposed Struc: Concrete	3%	Now	\$17,900	LIFE	* *	5	\$1,000	
		Crumbling, 1 : 9th Floo	, Extent : Modera r	te, Area Aj	ffected : 5%			
Gypsum Board	10%			LIFE	* *	5	\$25,400	
Metal Panel	20%			LIFE	* *	5	\$50,900	
	-	/Dented, E n : Through	xtent : Light, Area out	Affected .	: 10%			
Plaster	40%	Now	\$48,300	LIFE	* *	5	\$50,900	
	Broken/M	issing Elem	nents, Extent : Sev	ere, Area .	Affected : 5%			
	Location	ı : Through	out					
	Cracking/	Crumbling,	Extent : Severe,	Area Affec	ted : 100%			
	Location	ı : Through	out					
Under Construction	Location	servation, E 1 : 7th And	Extent : N/A, Area 8th Floors nd 8th Floors Un					
Site Enclosure	1							
Fence/Gates								
Chain Link	40%			2041	* *			
Iron Picket	60%			2051	* *			
Retaining Walls								
Cast in Place Concrete		Now	\$5,000	2051	* *			
	_	Crumbling, 1 : Areaway	Extent : Modera	te, Area Aj	ffected : 10%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$6,400	2036	* *			
	_	_	Extent : Light, A Portland Avenue		ed : 5%			
On-Site Walkways								
On-Site Walkways Cast in Place Concrete	60%		\$6,100	2036	* *			
•	Cracking/		Extent : Light, A					

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

Under 600 Volts

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

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

Asset #: 1970

% of Total 100% 80% 20%	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
80%			2044				
80%			2044				
80%			2044	1 1			
				* *	5	\$500	
20%			2031	\$139,000	1		
			2051	* *	1		
100%			2030	\$155,900	5	\$3,600	
10%			2030	\$26,500	1		
90%			2041	* *	1		
98%			2036	* *	5	\$900	
				* *		•	
				-			
100%			2036	* *	10	\$123,700	
-8 Lamps	And Fixtur	es, Extent : Light,	Area Aff	ected : 100%			
Location	: Through	out The Building					
				-			
50%			2031	\$110,600	10	\$16,300	
50%			2031	\$93,300	10	\$4,600	
50%			2026	\$307,300	10	\$200	
				**		·	
						*	
50%							
	Now	\$74,200	2039	* *	1	\$22,700	
				cted : 100%		, ,, ,,	
			33 -				
			em Is No	t Operational			
1				*			
50%							
			2036	* *	1.3	\$41,600	
	90% 98% 2% 100% 7-8 Lamps Location 50% 50% 50% 50% Cher Obst. Location Explanat	90% 98% 2% 100% F-8 Lamps And Fixtur Location: Througho 50% 50% 50% 50% Now Other Observation, E. Location: Througho Explanation: CCTV	90% 98% 2% 100% F-8 Lamps And Fixtures, Extent: Light, Location: Throughout The Building 50% 50% 50% 50% 50% Solve Solve Now \$74,200 Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: CCTV Surveillance Systems 50%	90% 2041 98% 2036 2% 2048 100% 2036 F-8 Lamps And Fixtures, Extent : Light, Area Afformation : Throughout The Building 50% 2031 50% 2036 50% 2026 50% 2036 50% Solver Observation, Extent : Moderate, Area Afformation : Throughout The Building Explanation : CCTV Surveillance System Is Note 50%	98% 2036 ** 2% 2048 ** 100% 2036 ** 2048 ** 100% 2036 ** F-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 50% 2031 \$110,600 50% 2031 \$93,300 50% 2026 \$307,300 50% 2036 ** 50% 50% Now \$74,200 2039 ** Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System Is Not Operational	90% 2041 ** 1 98% 2036 ** 5 2% 2048 ** 100% 2036 ** 10 F-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 50% 2031 \$110,600 10 50% 2031 \$93,300 10 50% 2036 \$307,300 10 50% 2036 ** 10 50% 50% Now \$74,200 2039 ** 1 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System Is Not Operational	90% 2041 ** 1 98% 2036 ** 5 \$900 2% 2048 ** 100% 2048 ** 10 \$123,700 F-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building 50% 2031 \$110,600 10 \$16,300 50% 2031 \$93,300 10 \$4,600 50% 2026 \$307,300 10 \$200 50% 2036 ** 10 \$200 50% 2036 ** 10 \$200 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System Is Not Operational

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

Energy Source

100% HTHW/HW 2041 1

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

Location: Basement

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

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

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

Asset #: 1970

Mechanical	Current Repair	Future Rep	lacement	Ma		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Distribution	1000/	• • • •	de de		440.000	
Hot Wtr Piping/Pump	100%	2039	* *	4	\$10,000	
	Other Observation, Extent: Lig					
	Location: Hot Water Pumps Explanation: Hot Water Pum		-	ıohout		
Terminal Devices	Explanation . Hot water I till	ps i roviae maier Bistri		181101111.		
Convector/Radiator	85%	2036	* *	1	\$37,000	
Fan Coil Unit/Heat	5%	2036	* *	1	\$2,200	
No Component	10%					
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment	120/	2020	# 50.000			
Window/Wall Unit	12%	2029	\$59,900	1		
	Recent Installation, Extent: N/ Location: 1st And 2nd Floor		1			
**** 1 /*** 11 T *.			017.000	- 1		
Window/Wall Unit	3%	2026	\$15,000	1		
	On Extended Life, Extent : Mod Location : 1st Floor	ieraie, Area Affeciea : 1	00%			
No Component	70%					
Under Construction	15%					
	Other Observation, Extent : Lig					
	Location : 9th Floor Mechan					
	Explanation : 2 Packaged Air Construction.	-conditioning Units With	h Gas Fired .	Furnaces	: Are Under	
Distribution						
No Component	85%					
Under Construction	15%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	5%	LIFE	* *	2-5	\$3,800	
No Component	95%	LIFE		2-3	\$5,000	
Exhaust Fans	7370					
Interior	50%	2026	\$292,100	2	\$2,100	
111101101	Abandoned in Place, Extent: L			_	\$2, 100	
	Location: 3 Abandoned Unit			Rooms A,	В	
Interior	50%	2036	* *	2	\$2,100	
Plumbing					* *	
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		

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

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

Asset #: 1970

Mechanical	Current	Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping Cast Iron	5% Now Leak Evident, Extent Location : Room 1-		LIFE Iffected :	**	1		
Cast Iron	95%		LIFE	* *	1		
Sump Pump(s) Not Accessible	100%						
Backflow Preventer Generic	100% Other Observation, 1 Location : Cumber Explanation : Wate	land Hospital			1	\$8,300	
Fixtures	. ,						
Under Construction	25% Other Observation, I Location: 7th And Explanation: Bath	8th Floors					
Generic	75%						
Vertical Transport Elevators							
Geared Traction	100% Controller Not Work, Location: 2 Defect Other Observation, 1 Location: Baseme, Explanation: 2 Ele	tive Elevator Contro Extent : N/A, Area A nt To 8th Floor	ol System ffected :	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.

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

Page: 22

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

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

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

Date of Survey : 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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$257,500	\$104,100
Interior Architecture	\$1,928,900	\$1,421,200
Electrical	\$138,300	\$568,600
Mechanical		\$1,694,700
Site Pavements		\$945,000
Total	\$2,324,600	\$4,733,700
Importance Code A	\$257,500	\$104,100
Importance Code B	\$1,762,900	\$3,684,600
Importance Code C	\$304,300	\$945,000
Total	\$2,324,600	\$4,733,700

Total	\$416,700	\$98,200	\$44,000	\$45,000
Importance Code C	\$112,400			
Importance Code B	\$243,900	\$87,800	\$35,600	\$36,500
Importance Code A	\$60,400	\$10,500	\$8,400	\$8,400
Total	\$416,700	\$98,200	\$44,000	\$45,000
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Site Pavements	\$55,600			
Site Enclosure	\$3,000			
Mechanical	\$40,200	\$62,100	\$22,300	\$16,100
Electrical	\$5,500	\$10,200	\$6,300	\$4,800
Interior Architecture	\$245,000	\$8,800		\$8,800
Exterior Architecture	\$52,000	\$1,900		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2588

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 Affecte	d : 25%			
	Location	ı : South Fo	acade					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, 2	Area Affected : 159	%		
	Location	ı : South Fo	acade					
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	
	Ctrwt/Bal	nc Not Fun	ct, Extent : Light, A	lrea Affe	cted : 10%			
	Location	ı : Through	out					
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%							
			Extent : N/A, Area A	ffected :	0%			
		า : Sloped R	•					
	Explana	tion : No P	arapets					
Roof								
Copper/Terne	65%			2067	* *	10	\$54,100	
Modified Bitumen	35%		\$6,200	2042	* *			
		_	ht, Area Affected : 3	5%				
	Location	ı : Wing Ro	of					
Soffits								
Copper/Terne		Now	\$55,600	2067	* *			
			nents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	ı : Soffit At	Southeast Cornice					
Stucco Cement	50%		\$35,800	2037	* *	5	\$10,600	
	Cracking/	Crumbling	, Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Rear Of	Building					

Interior

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

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

Asset #: 2588

Architecture		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	_	Now	\$15,600	LIFE	* *	5	\$20,500	
	_	0	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı : Basemen	nt .					
Mosaic Tile	5%	Now	\$53,600	2052	* *	5	\$7,300	
	0	0	Extent: Moderate	, Area A <u>f</u>	fected : 10%			
	Location	ı : 6th Floo	r And Bathrooms					
Quarry Tile	7%	Now	\$58,900	2037	* *	5	\$6,100	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 30%			
	Location	ı : 1st Floo	r Kitchen					
Sheet Vinyl/Rubber	10%			2037	* *	5	\$17,600	
	Other Obs	servation, E	Extent : N/A, Area A	ffected :	100%			
		ı : Stairway						
	Explana	tion : Rubb	er Sheet					
Terrazzo	10%	Now	\$21,400	LIFE	* *	5	\$9,100	
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 5%			
	Location	ı: 1st Floo	r Entry And 5th Fo	or Dorms	S			
Vinyl Tile	45%	Now	\$71,100	2032	\$1,421,200	3	\$19,800	
-	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%							
	Location	ı : Through	out					
	Worn/Eroc	ded, Extent	: Moderate, Area A	Affected :	10%			
	Location	ı : Through	out					
Vinyl Tile 9" X 9"	15%	0-2	\$27,400	2027	\$1,371,500	3	\$6,600	
·y	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	U	ı : Room 13		0.0	-			

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

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

Asset #: 2588

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Cracking/Crumbling, Extent : Light, Area Affected : 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: Basement Columns								
	Paint Peeling, Extent : Moderate, Area Affected : 50% Location : Basement								
	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 				

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

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

Asset #: 2588

Architecture	Current Repair Future Replacement					М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	250/	NI	£46,000	2027	* *	-	¢10.200	
AcousTileConcealSpLn	_	Now issing Elem	\$46,000 nents, Extent : Mod	2037 lerate. Ar		5	\$18,300	
		ı : Through			<i>JJ</i>			
	_	_	Extent : Light, Are	ea Affecte	ed : 5%			
		ı : Through	out Dorms amage, Extent : Li	aht Area	Affacted : 5%			
		ก/Impaci D 1 : Through	-	диі, ліси	Affected . 570			
	Staining/L		, Extent : Light, Ar	ea Affecte	ed : 5%			
AcousTileSusp.Lay-In	10%	Now	\$38,000	2037	* *	5	\$5,900	
		_	nents, Extent : Mod					
		_	out 1st Floor, 2nd . Extent : Moderate	-		1		
	_	_	out 1st Floor And .					
		_	Extent : Moderate,		•			
		_	out 1st Floor					
	_	_	, Extent : Light, Ar out 1st Floor, 2nd .			c		
Exposed Struc: Concrete		Now	\$42,800	LIFE	**	5	\$900	
Exposed Strue. Concrete			Extent : Moderate		fected : 20%	3	\$200	
			nt Throughout					
	-	Reinforceme 1 : Basemer	ent, Extent : Moder nt	rate, Area	Affected: 5%			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%		ф.co. т .o.o	LIFE	* *	5	\$21,900	
Plaster	40%		\$69,500 Extent : Moderate	LIFE		5	\$29,300	
	_	erumoung, 1 : Stairs	Extent : Moderate	c, 111 cu 11 <u>1</u>	jecieu . 1070			
Site Enclosure								
Fence/Gates	10007	2.4	#2 000	20.52	* *			
Iron Picket	100%		\$3,000 Extent : Light, Area	2052 Affected				
		1 : Through		Пусстей	. 1070			
Free Standing Walls								
Concrete Masonry Unit	100%			2042	**			
		servation, E 1 : Sides Of	Extent : N/A, Area A Ruilding	Affected :	100%			
		-	ally Limestone Mat	terial				
Site Pavements			- ***					
On-Site Walkways	10001	3 .7	#0.400	2027	ala -4-			
Cast in Place Concrete	Cracking/	Now Crumbling, 1 : Through	\$8,400 Extent : Light, Are	2037 ea Affecte	* * ed : 5%			
		_	oui ent : Moderate, Ar	ea Affecti	ed : 5%			
			ıd Sides Of Buildin					

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

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

Asset #: 2588

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

Site Pavements

Parking/Driveway

Asphalt 100% Now \$47,300 2035 \$945,000

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

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

Electrical		Current	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$44,200	5	\$400	
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
		i : 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%							
[ighting		_				•		•

Lighting

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

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

Asset #: 2588

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
LED	100%	2040	* *			
	Other Observation, Extent : Λ	VA, Area Affected : 1	00%			
	Location : Throughout The I	Building				
	Explanation : LED Light Fix	xtures				
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	VA, Area Affected : 1	00%			
	Location : Throughout The I	Building				
	Explanation : Strobe Lights,	Smoke Detectors, A	larm Bells, Manu	al Pull S	tations	

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2052	* *	1			
Conversion Equipment								
Steam Boiler	100%		2045	* *	1	\$84,200		
	Other Observation	, Extent : N/A, Area Af	fected :	100%				
	Location : Power Heating Devices Explanation : 3 U	· House Next To The Ba Units	uilding.	Heat Exchanger C	onverts I	Hot Water For		
Distribution								
Hot Wtr Piping/Pump	90%		2031	\$163,400	4	\$5,700		
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.

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

Asset #: 2588

Mechanical	Current Repair	Future Re	placement	Ma		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Distribution 1/D:cc	50/	LIPE	* *	2.5	#2 400	
Ductwork/Diffusers	5%	LIFE	* *	2-5	\$2,400	
No Component Exhaust Fans	95%					
Exnaust Fans Interior	15% 0-2 \$2,80	00 2032	\$55,200	2	\$300	
Interior	Not in Service, Extent : Moderate, A			2	\$300	
	Location: Penthouse	rea typectea . Too	,,,0			
Roof	10%	2032	\$16,100	2	\$300	
No Component	75%	2032	\$10,100	2	Ψ300	
lumbing	,,,,,,					
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	1000/	2022	# 401 400		Φ0.400	
Steam Fired	100%	2032	\$401,400	4	\$8,400	
	Other Observation, Extent: N/A, An Location: Basement	rea Ајјества : 100%	% 0			
	Explanation: 2 Units					
Sanitary Piping	Explanation . 2 Ontis					
Cast Iron	5% 0-2 \$10,50	00 LIFE	* *	1		
5 112 1 22 5 1 2	Corroded, Extent : Moderate, Area					
	Location: Basement					
Cast Iron	95%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	10% 0-2 \$5,90		* *	1		
	Corroded, Extent : Moderate, Area	Affected : 20%				
	Location: Basement					
Cast Iron	90%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2026	\$2,600	4	\$2,700	
Fixtures	1000/					
Generic	100%					
ertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : N/A, An		%			
	Location : Basement To 6th Floor	**				
	Explanation: 2 Units. 1 Of Them					
ire Suppression	-	*				
Standpipe						
Generic	100%	2042	* *	1-5	\$42,900	
Sprinkler						
Generic	100%	2042	* *	1-2	\$23,800	

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

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

Page: 30

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

Asset #: 2588

Mechanical	Current F	Repair F	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		/ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%	20	035	\$79,300	1	\$15,900	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$486,900	\$87,600
Interior Architecture	\$112,300	
Mechanical		\$77,600
Total	\$599,200	\$165,300
Importance Code A	\$486,900	\$87,600
Importance Code B	\$112,300	\$77,600
Total	\$599,200	\$165,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,400	\$400		_
Interior Architecture	\$59,200			
Electrical	\$8,700	\$1,600	\$800	\$600
Mechanical	\$1,100	\$8,700	\$900	\$900
Site Pavements	\$6,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$91,600	\$17,900	\$9,000	\$8,700
Importance Code A	\$9,400	\$400		
Importance Code B	\$37,800	\$17,500	\$9,000	\$8,700
Importance Code C	\$44,400			
Total	\$91,600	\$17,900	\$9,000	\$8,700



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

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

Asset #: 2597

rchitecture		Current Re	epair	Futur	e Replacement	M			
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast Stone/Terra Cotta		Now	\$1,100	LIFE	* *	5	\$1,100		
		_	nts, Extent : Mod	erate, Ar	ea Affected : 5%				
		n : Jackson Si		1.00	1 10/				
	Cracking/Crumbling, Extent: Light, Area Affected: 1%								
		Location : Jackson Street Other Observation, Extent : Severe, Area Affected : 100%							
				a Affecte	d:100%				
		n : Entire Bui	_	N . O .					
C M H'			ig Used At Storag		cupancy **		0.400		
Concrete Masonry Unit	5%		¢212.000	LIFE	* *	5 5	\$400		
Masonry: Brick		Now	\$313,900 nt : Moderate, Ar	LIFE		3	\$9,800		
		cracks, Exte n : Throughot		еи Ајјесі	ea . 10/0				
		_	u rate, Area Affecte	d · 10%					
		n : Jackson Si		и. 1070					
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location: Throughout And Chimney								
	Vegetation Growth, Extent: Moderate, Area Affected: 15%								
	_	n : Northeast		33					
Masonry: Brick	24%	<u> </u>		LIFE	* *	5	\$3,400		
Metal Sect. OHD	2%			2037	* *	5	\$900		
Windows							4, 1,		
Metal Clad	95%	Now	\$120,400	2057	* *	5	\$7,700		
	Bent/Warp	ped Elements	, Extent : Modera	te, Area	Affected : 25%				
	Location: Throughout								
	Corrosion/Rusting, Extent: Moderate, Area Affected: 50%								
	Location: Throughout								
			xtent : Moderate,	Area Afj	fected : 100%				
	Location	n : Throughoi	ut						
Metal Louvers	5%	ı		2035	\$7,000	10	\$800		

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

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

Asset #: 2597

Architecture	Curr	ent Repair	Future R	eplacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ers)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
exterior								
Roof								
Built-Up (BUR)	5% Nov	. ,	2042	* *				
		Moderate, Area Affect						
		ver Roof Over Generato						
	-	th, Extent : Moderate,		: 10%				
		ver Roof Over Generato		1/				
		ctent : Moderate, Area . ver Roof Over Generato		0				
D 11 D . C				Φ0 7 (00		Φ11 5 00		
Roll Roofing	95% Nov		2034	\$87,600	5	\$11,500		
	-	oling, Extent : Moderate	е, Агеа Ајјесі	ea : 30%				
	Location: Thro	-	Auga Affacts	1.50/				
	Location : Jack	c/Miss, Extent : Severe	г, Агеа Ајјеск	2a : 5%				
		sson street xtent : Moderate, Area	Affected : 50	0/2				
	Location: Three		Affected . 50	/0				
		on, Extent : Moderate, A	Area Affected	. 25%				
	Location: Thir		irea rijjeetea	. 2370				
		ctent : Moderate, Area .	Affected: 100)%				
	Location: Thre		19900000 1 100	,,,				
nterior								
Floors								
Cast in Place Concrete	20% No	w \$5,400	LIFE	* *	5	\$7,100		
	Broken/Missing	Elements, Extent : Mod	lerate, Area A	ffected : 15%				
	Location : Stai							
	-	ling, Extent : Moderate		ed : 30%				
	Location: 1st	Floor, Throughout, Stai	irs					
Cast in Place Concrete	80%		LIFE	* *	5	\$28,300		
Interior Walls								
Concrete Masonry Unit	25%		LIFE	* *	5	\$1,600		
Masonry: Brick	75% Nov	+ /	LIFE	* *				
		xtent : Moderate, Area	Affected: 10	0%				
	Location : Three							
	-	s, Extent : Moderate, A	rea Affected :	100%				
G 11	Location: Thre	oughout						
Ceilings	050/ NI	¢112 200	LIEE	* *	_	\$2.400		
Exposed Struc: Concrete		w \$112,300 ding, Extent : Moderate	LIFE		5	\$2,400		
	Location: Three		г, Агеи Ајјесі	ea . 2570				
		on, Extent : Light, Area	Affected · 20	%				
	Location: 3rd	-	njjecica . 20	, 0				
Ermanad Stars Stars	5% 4+		LIFE	* *				
Exposed Struc: Steel		\$9,500 ng, Extent : Light, Area						
	Location: 3rd	0	лујестей : 3%	U				
		r 1001 xtent : Light, Area Affe	cted · 10%					
	Location: 3rd		cica . 10/0					
Site Pavements	Location . JIa	1 1001						

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

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

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

Asset #: 2597

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$5,900	2037	* *			
	Cracking/C	Crumbling, 1	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Jackson S	treet					
On-Site Walkways								
Asphalt	100%	2-4	\$100	2035	\$1,600			
-	Cracking/C	Crumbling, 1	Extent : Light, Are	a Affecte	ed : 10%			
	Location	: Driveway						

lectrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
system Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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		
	0	ed, Extent : Moderate, Are hroughout The Building	a Affecte	ed : 100%			
Thermoplastic	10%		2032	\$900	1		
ighting	10,0			4,00			
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	\$1,000	1	\$200	
		ation, Extent : N/A, Area A ront Of The Building	Iffected :	100%			
	Explanation	: CCTV Suveillance Cam	era				
Fire/Smoke Detection							
Generic, Analog	100%		2037	* *	1-3	\$6,700	
		ation, Extent : N/A, Area A	Iffected :	100%			
		hroughout The Building					
	Explanation	: Strobe Lights, Manual I	Pull Statio	ons, Alarm Bells, S	<u>moke D</u> e	tectors	

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

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

Asset #: 2597

Mechanical	nical Current Repair Future Replacement		e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2031	\$23,100	4	\$800	
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	ervation, 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	\$5,700	
Sprinkler					, -,,,,,		4-7:00	
Generic	100%			2042	* *	1-2	\$3,000	

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

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

Page: 36

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$11,951,200	\$428,200
Interior Architecture	\$20,957,300	\$6,538,100
Electrical	\$5,444,000	\$1,854,200
Mechanical	\$3,284,600	\$14,289,400
Total	\$41,637,200	\$23,110,000
Importance Code A	\$11,951,200	\$666,900
Importance Code B	\$28,833,800	\$20,099,200
Importance Code C	\$852,200	\$2,343,900
Total	\$41,637,200	\$23,110,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$9,800		
Interior Architecture		\$38,900		\$36,500
Electrical	\$12,100	\$10,600	\$10,600	\$12,100
Mechanical	\$115,000	\$30,000	\$67,100	\$31,300
Site Enclosure	\$19,500			
Site Pavements	\$14,100			
Elevators/Escalators	\$58,800	\$58,800	\$58,800	\$58,800
Total	\$219,500	\$148,100	\$136,500	\$138,700
Importance Code A		\$9,800		
Importance Code B	\$219,500	\$138,300	\$136,500	\$138,700
Importance Code C				
Total	\$219,500	\$148,100	\$136,500	\$138,700



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

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

Asset #: 1955

rchitecture	Current Re	pair	Futur	e Replacement	Ma	aintenance			
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
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 : Throughou	ıt							
	Other Observation, Ex Location: Throughou Explanation: Therma	ıt	Affected	: 100%					
Steel	20% Now Broken/Missing Eleme. Location: Throughou		2057 erate, Ar	* * ea Affected : 35%	5	\$324,400			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Penthouses								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : Basement And Stair Shafts								
Parapets									
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	1000/								
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.

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

Asset #: 1955

Architecture		Current l	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors Cast in Place Concrete	Cracking		\$258,300 Extent: Moderate	LIFE , Area Afj	* * fected : 75%	5	\$136,000	
	Other Ob Location Expland	servation, E n : Mechan ution : Steel	out Sub-basement Extent: Moderate, A ical Boiler And Cor Utility Covers And	ridor Are	eas Throughout	Throughou	ut In Various	
Ceramic Tile	5% Cracking	_	\$171,200 Extent: Moderate And Toilets	2035 , Area Aff	\$1,711,900 Sected : 25%	5	\$15,500	
Marble Panels	_		\$133,200 Extent : Light, Are	LIFE ea Affecte	* * d : 10%	5	\$23,300	
Quarry Tile	Cracking	Now Crumbling, n : Through	\$111,700 Extent : Light, Are out	2037 va 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	\$340,000 Extent : Light, Are out	2027 va Affecte	\$16,997,700 d : 20%	3	\$81,600	
Wood	Deteriora Location Punct/Tea	n : Through	amage, Extent : Lig			5	\$29,100	
Not Accessible	8% Other Ob Location)	Extent : N/A, Area A r	ffected :	0%			

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

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

Asset #: 1955

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls Ceramic Tile	100/	Now	¢450.700	2035	¢2 252 200	5	¢21 000		
Ceramic The	Cracking/	Crumbling,	\$450,700 Extent : Moderate And Toilets		\$2,253,300 ffected : 25%	5	\$21,000		
Granite Panels	Cracking/	_	\$185,700 Extent : Light, Are at 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	servation, E 1 : 9th Floo tion : Inacc		Iffected :	0%				
Ceilings	- T								
AcousTile,Adhered	Broken/M	Now issing Elem i : 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		issing Elem	\$50,500 nents, Extent : Mod nt And Throughout	2037 erate, Ar	* * ea Affected : 10%	5	\$15,500		
	_	Discoloring, 1 : Basemen	, Extent : Moderate nt	e, Area Aj	ffected : 20%				
Plaster	Broken/M	Now issing Elem i : Through	\$1,237,400 nents, Extent : Light out	LIFE t, Area Ą	* * ffected : 50%	5	\$260,400		
Not Accessible	Location	servation, E 1 : 9th Floo tion : Inacc		Iffected :	0%				
Site Enclosure									
Fence/Gates Iron Picket	Location	i : Through							
M. a. 1 D 1			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.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 F	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 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	
round								
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.

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

Asset #: 1955

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
	-	nt Light, Extent : Lig ghout The Building	ht, Area	Affected : 100%			
Fluorescent	85%		2027	\$5,127,500	10	\$316,500	
	T-8 Lamps And Fix	tures, Extent : Light,	Area Affe	ected : 100%			
	Location: Through	ghout The Building					
LED	10%		2042	* *			
	Recent Installation,	Extent : N/A, Area And Second Floors		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	ng Perimeter					
	Explanation : Con	nstruction Netting Ar	ound The	Building			
Alarm	-	-					
Security System							
No Component	60%						
Generic	40%		2040	* *	1	\$60,700	
		Extent: N/A, Area A	ffected :	100%			
	Location: Through	ghout The Building					
	Explanation : Rec	ently Installed CCT	⁷ Surveill	lance System			
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	\$204,500	1-3	\$51,500	

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2052	* *	1		
·	Other Observation, Extent :	N/A, Area Affected :	100%			
	Location: Basement					
	Explanation : Steam From	Con Edison				

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

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

Asset #: 1955

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2035	\$238,700	5	\$24,100	
Distribution Central Plant Steam Piping/Pmp		Now	\$223,000	2032	\$11,148,900	4	\$20,000	
		Extent : M : Sub-base	oderate, Area Affec ement	ted : 100	0%			
		ent, Extent : Sub-base	: Light, Area Affect ement	ed : 10%	ó			
	Location	: Sub-base		Affected	: 75%			
Terminal Devices	Expianai	ion : Missi	ng Pipe Insulation					
Air Handler	Not in Ser	Now vice, Extent : Sub-base	\$746,100 t : Severe, Area Affo ement	2042 ected : 1	**	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	10%			2027	\$150,200	1		
No Component	90%							
Terminal Devices Air Handler/Cool/Ht	5%			2042	**	1	\$12,600	
	Location	: Roof	extent : N/A, Area A	-				
		ion : Serve	s East Elevator Ma	chine Re	oom			
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,400	
Exhaust Fans	100/0			LILL		4-3	Ψ220,π00	
Interior			\$35,200 t, 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.

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

Asset #: 1955

	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	15%	2042	* *	1		
Galvanized Steel		215,100 2037	* *	1		
	Corroded, Extent : Moderate, Location : Sub-basement	Area Affected: 30%				
		7/4 A ACC4-1. 1/	20/			
	Recent Installation, Extent: N Location: Sub-basement - 2			toraga Ta	anks Installed	
	2018	1101 water Fumps An	a 4 1101 water S	iorage 11	inks Installed	
	Other Observation, Extent : S	evere, Area Affected :	25%			
	Location : Roof					
	Explanation: House Tanks	In Poor Condition And	d Leaking Into E	ast Eleva	ator Machine	
	Room					
HW Heat Exchanger						
Steam Fired	100%	2058	* *	4	\$60,200	
Sanitary Piping	4000/	haa aaa	di di			
Cast Iron		\$99,900 LIFE	* *	1		
	Leak Evident, Extent : Moder Location : Sub-basement	ate, Area Affected : 5%	0			
G: D ' D' '	Location : Sub-basement					
Storm Drain Piping	(00/ N	141 000 I IEE	* *	1		
Cast Iron	60% Now S Blockage /Clogged, Extent : S	\$41,900 LIFE		1		
	Location: Various Roof Dro		3070			
Cast Iron	40%	LIFE	* *	1		
Sump Pump(s)	40 / 8	LIFE		1		
Non-Submersible	100%	2037	* *	4	\$8,600	
Non-Submersione	Recent Installation, Extent : 1		0%	7	\$6,000	
	Location : Sub-basement - 2					
Sewage Ejector(s)		J 1 1				
Electric	100%	2032	\$207,600	4	\$16,200	
Fixtures						
	100%					
Generic	Obsolete Fixtures, Extent: M	adayata Ayaa Affaata	1 500/			
Generic		oaeraie, Area Affeciei	1:50%			
Generic	Location : Various Location		1:30%			
	Location : Various Location		1 : 50%			
ertical Transport Elevators	Location : Various Location		1 : 50%			
ertical Transport	100%	s LIFE	* *			
ertical Transport Elevators	100% Other Observation, Extent : S	s LIFE levere, Area Affected :	**			
ertical Transport Elevators	100% Other Observation, Extent : S Location : 2 Units From Sul	s LIFE levere, Area Affected : p-basement To 7th Flo	**	n Ground	d To 8th Floor, 2	
ertical Transport Elevators	100% Other Observation, Extent : S Location : 2 Units From Sul Units From Ground To 9th 1	LIFE levere, Area Affected : p-basement To 7th Flo Floor	* * 100% or, 3 Units Fron			
Tertical Transport Elevators Geared Traction	100% Other Observation, Extent : S Location : 2 Units From Sul	LIFE levere, Area Affected : p-basement To 7th Flo Floor	* * 100% or, 3 Units Fron			
Tertical Transport Elevators Geared Traction ire Suppression	100% Other Observation, Extent : S Location : 2 Units From Sul Units From Ground To 9th 1	LIFE levere, Area Affected : p-basement To 7th Flo Floor	* * 100% or, 3 Units Fron			
Tertical Transport Elevators Geared Traction	100% Other Observation, Extent : S Location : 2 Units From Sul Units From Ground To 9th I Explanation : 7 Units Total,	LIFE levere, Area Affected : b-basement To 7th Flo Floor 4 Units Not In Servic	* * 100% or, 3 Units Fron		re Beyond Repair	
rertical Transport Elevators Geared Traction ire Suppression Standpipe	100% Other Observation, Extent: S Location: 2 Units From Sul Units From Ground To 9th I Explanation: 7 Units Total,	LIFE Levere, Area Affected: b-basement To 7th Flo Floor 4 Units Not In Servic	* * 100% or, 3 Units Fron e; Not In Service	e Units A		
rertical Transport Elevators Geared Traction ire Suppression Standpipe	100% Other Observation, Extent : S Location : 2 Units From Sul Units From Ground To 9th I Explanation : 7 Units Total,	LIFE Levere, Area Affected: b-basement To 7th Flo Floor 4 Units Not In Servic	* * 100% or, 3 Units Fron e; Not In Service	e Units A	re Beyond Repair	

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

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

Page: 44

DEPT. OF HOMELESS SERVICES - 071 BELLEVUE MENS SHELTER

Asset #: 1955

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2042	* *	1-2	\$5,700	
	Other Observation, Extent: N/A, Area A	Iffected :	100%			
	Location: Sub-basement					
	Explanation : Limited Coverage					

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,587,800	\$58,700
Interior Architecture	\$617,100	\$1,079,800
Electrical	\$181,100	\$582,900
Mechanical	\$4,237,600	\$203,600
Site Enclosure	\$57,200	
Site Pavements		\$75,100
Total	\$6,680,700	\$2,000,000
Importance Code A	\$1,587,800	\$58,700
Importance Code B	\$4,584,700	\$1,237,400
Importance Code C	\$508,200	\$703,900
Total	\$6,680,700	\$2,000,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$7,300		
Interior Architecture	\$105,500	\$1,300		\$1,300
Electrical	\$32,000	\$7,000	\$6,300	\$7,000
Mechanical	\$24,300	\$62,000	\$22,800	\$21,900
Site Pavements	\$10,800			
Total	\$172,600	\$77,600	\$29,100	\$30,200
Importance Code A	\$28,500	\$11,000	\$3,700	\$3,700
Importance Code B	\$144,100	\$66,500	\$25,400	\$26,500
Importance Code C				
Total	\$172,600	\$77,600	\$29,100	\$30,200



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

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

Asset #: 1941

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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/M Location Joint Mor Location Uneven Su	n : Bathroon tar Miss/En n : Showers ubstrate, Ex	\$46,700 ents, 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	\$3,800		
Interior Walls									
Cast in Place Concrete	2%			LIFE	**	_	0.10.100		
Ceramic Tile	10%		# 451 000	2035	\$703,900	5	\$13,100		
Concrete Masonry Unit	75% Now \$451,000 LIFE ** 5 \$39,300 Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Throughout								
	Diagonal Cracks, Extent: Moderate, Area Affected: 25% Location: Library, White Section And Facility Director Office Vertical Cracks, Extent: Severe, Area Affected: 5% Location: South Facade								
Gypsum Board	13%			LIFE	* *	5	\$10,200		
Ceilings									
Acous Tile Susp. Lay-In	Location Misaligne	issing Elem 1 : Intake, C	\$3,300 ents, Extent : Light Clinic And Offices Extent : Light, Ared on Room			5	\$5,100		
		Discoloring, 1 : Kitchen	Extent : Moderate	, Area Aj	ffected : 5%				
Exposed Struc: Steel			\$166,100 xtent : Moderate, A	LIFE rea Affec	* * cted : 5%				
Exposed Struc: Steel	61%			LIFE	* *				
	15%			2032	\$231,000				

Site Enclosure

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

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

Asset #: 1941

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	rd : 5%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$9,300 Extent : Light, Are out	2045 ea Affecte	* * ed : 2%			
	_	Extent : Mo : Front En	derate, Area Affect try	ted : 5%				
Parking/Driveway								
Asphalt	100%			2041	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out					
Activity Yard								
Asphalt	75%	4+	\$1,500	2035	\$75,100			
	0	Crumbling, : Basketba	Extent : Light, Are all Court	ea Affecte	ed : 5%			
Cast in Place Concrete	25%			2045	* *			

lectrical		Current Re	pair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$24,700	2062	* *	5	\$200	
	Other Obse	ervation, Ext	ent : Moderate, 2	Area Affe	cted : 100%			
	Location	: Electrical I	Room					
	Explanat Extended		in 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	ed Life, Exter	nt : Moderate, Ai	rea Affect	ted : 100%			
	Location	: Electrical I	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	
Molded Case Bkrs	70%			2048	* *	5	\$1,400	

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

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

Asset #: 1941

Electrical	Current Repair	Future	Replacement	M	aintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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/	2022	01110 00	10	40.00					
Fluorescent	13%	2032	\$144,900	10	\$8,900					
	Other Observation, Extent: N/A, Ar	ea Affected : 1	100%							
	Location: Offices									
	Explanation: T-8 Lamps									
Fluorescent	2%	2027	\$22,300	10	\$1,400					
	Other Observation, Extent : N/A, Ar	ea Affected : 1	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	-00/									
No Component	50%									
Generic	50%	2040	* *	1	\$14,000					
	Other Observation, Extent : N/A, Ar									
	Location : Hallways, Cafeteria, O		Perimeter							
71. (2. 1. =	Explanation: CCTV Surveillance	Cameras								
Fire/Smoke Detection	1000/	2022	#100.00		4-					
Generic, Analog	100%	2032	\$188,900	1-3	\$47,600					
		Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Throughout The Buildin		1 D " "	<i>a.</i> .	T. 1. T.					
	Explanation: Smoke Detectors, A	tarm Bells, Mo	anual Pull Station	s, Strobe	Lights, Horns					

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

Heating

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

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

Asset #: 1941

Mechanical	Current	Repair	e Replacement	placement Maintenance					
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Energy Source	1000/								
Natural Gas	100% Other Observation, I Location: Spinkler Explanation: With	Service Room	2042 ffected :	**	1				
Conversion Equipment	*								
Furnace	15% Other Observation, E Location: Roof		2037 ffected :	**	1	\$5,600			
II (IV (D ')	Explanation: 2 Page 250/	ckage Units	2027	* *	1	#21.500			
Hot Water Boiler Distribution	85%		2037	~ ^	1	\$31,500			
Hot Wtr Piping/Pump No Component	85% 15%		2040	* *	4	\$3,100			
Terminal Devices	1370								
Air Handler	70% 0-2	\$193,000	2027	\$964,900	1	\$29,200			
	Not Energy Efficient, Location : Through On Extended Life, Ex Location : Through	out ctent : Severe, Area							
Convector/Radiator No Component	15% 15%		2030	\$89,800	1	\$3,600			
ir Conditioning									
Energy Source									
Electricity	100%		2040	* *	1				
Conversion Equipment Ext Pkg Unit -	15%		2037	* *	2	\$700			
Heating/Cooling	Other Observation, I Location: Roof Explanation: 2 Page			100%					
Split Unit	85% Now Malfunctioning, Exte	\$147,900 ent : Moderate, Area		\$1,478,500 d:30%					
	Location: Roof, The Condensing Unit For 2 Of 19 Split Units Have Multiple Mechanical And Or Electrical Deficiencies Other Observation, Extent: Moderate, Area Affected: 100% Location: Roof								
	Explanation: 19 U	nits Are On Extend	ed Life T	ime. R-22 Refriger	ant.				
Terminal Devices Air Handler/Cool/Ht	85%		2027	\$1,208,100	1	\$39,400			
No Component	15%								
Heat Rejection Air Cooled Condenser Unit	85%		2027	\$180,300	2	\$44,400			
	15%								
No Component	13%								

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

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

Asset #: 1941

Mechanical		Current Repair			e Replacement	M		
System Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,800	
Exhaust Fans								
Interior	20%		444 400	2027	\$65,000	2	\$500	
Roof		0	\$11,400 : Moderate, Are	2032 a Affecte	\$113,700 d:15%	2	\$1,500	
	Not in Servic Location : F		Moderate, Area	Affected	: 20%			
Plumbing								
H/C Water Piping								
Brass/Copper	-	xtent : Mod	\$1,900 erate, Area Affe			1		
		Boiler Rooi	n, Defective Do		ot Water Mixing Va	ılve		
Brass/Copper	90%			2042	* *	1		
Water Heater With Tanks								
Gas Fired	70%		37/4 4	2030	\$11,700	2		
	Location:	Kitchen	ent : N/A, Area A		100%			
			Gallon For Kit					
Gas Fired	8% : Broken, External Location :	nt : Severe,	Area Affected :	2032 100%	\$1,300	2		
Gas Fired	22%			2032	\$3,700	2		
Sanitary Piping	2270			2032	\$3,700			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070							
Cast Iron	100% Other Observ	vation, Exte	ent : Light, Area	LIFE Affected	* * : 100%	1		
	Location:							
	Explanation	n : Storm D	etention Basin I	For Roof	Runoff			
Sump Pump(s) Non-Submersible	100%			2032	\$14,700	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2027	\$38,400	4	\$4,500	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2042	* *	1-2	\$21,000	
Chemical System								
No Component	99%							
Generic	1%			2030	\$500	1-3	\$2,200	
	Other Observ Location : 1		ent : N/A, Area A	Iffected :	100%			
	Explanation	n : For Hoo	ods					

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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

Importance Code C

Total

Block : 9662 Lot : 20 BIN : 4314908

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,032,800	\$529,800
Interior Architecture	\$251,400	\$2,701,400
Mechanical	\$965,200	\$1,342,100
Total	\$2,249,400	\$4,573,200
Importance Code A	\$1,032,800	\$617,700
Importance Code B	\$1,216,600	\$3,891,900
Importance Code C		\$63,600
Total	\$2,249,400	\$4,573,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$50,200		\$3,100	
Interior Architecture	\$37,700			\$11,600
Electrical	\$17,000	\$2,600	\$13,800	\$2,600
Mechanical	\$139,400	\$8,800	\$41,100	\$8,800
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$251,500	\$18,600	\$65,300	\$30,200
Importance Code A	\$53,400	\$3,600	\$6,500	\$3,600
Importance Code B	\$194,600	\$15,000	\$58,700	\$26,700

\$18,600

\$65,300

\$30,200

\$3,500

\$251,500



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

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

Asset #: 3012

chitecture	Current	Futur	e Replacement	Maintenance						
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
erior										
Exterior Walls										
Cast Stone/Terra Cotta	5%	***	LIFE	**	5	\$34,700				
Masonry: Brick	95% Now	\$135,700	LIFE	**	5	\$84,400				
	Expansion Joint Fai		ate, Ared	a Affected : 5%						
	Location: Through			••						
	Horizontal Cracks,	-	Affected	: 2%						
	Location: Windov									
	Staining/Discoloring		ea Affecte	ed : 5%						
	Location : Below	Sutter Leaks								
Windows	4000/	.	• 0 - 0		_					
Aluminum	100% Now	\$897,100	2058	* *	5	\$9,600				
	Air Infiltration, Exte Location : Apartm		Affectea	! : 25%						
	Ctrwt/Balnc Not Fu	-	ita Araa	Affacted : 25%						
	Location : Apartm		ие, Агеи	Affected . 2570						
	Hardware Missing,		luag Affa	atad : 150/						
	Location : Apartm		irea Ajje	ciea . 1570						
	Unit Inoperable, Ex	-	a Affacto	od · 100/						
	Location : Apartm		и Ајјесте	u . 10/0						
	•	-	raa Affa	atad : 20%						
	Water Penetration, Extent: Moderate, Area Affected: 20% Location: Apartments Throughout									
	•	ents Inroughout ng, Extent : Moderat	ta Amaa	Affacted : 250/						
	Location : Apartm	-	e, Area 2	Affecieu . 2576						
D	Locuiton . Aparim	enis Inrougnoui								
Parapets Metal Panel	10%		2053	* *	5	\$1,700				
Metal Rail	90%		2046	* *	5-10	\$72,100				
Roof	9070		2040		3-10	\$72,100				
Metal Panel	35% 2-4	\$6,400	2046	* *						
Metal I allei	Gut/DS Non Func/M	. ,								
	Location: Gutter	-	1764 21336	ciea . 570						
M . 1'C . 1 D'			2022	¢445 400	1.0	¢41.700				
Modified Bitumen	65%	Sutant Light A	2033	\$445,400	10	\$41,700				
	Patching Evident, E Location : Through		јјестеа :	10%						
Soffits	22									
Cast in Place Concrete	50%		LIFE	* *	5	\$9,100				

Interior

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

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

Asset #: 3012

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	4%	1		LIFE	* *	5	\$9,100	
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				. ,	
	Location	n : Basemer	nt Floor Corridor					
	Worn/Ero	ded, Extent	: Light, Area Affect	ted : 50%	ó			
			rs And Apartments					
Interior Walls								
Cast in Place Concrete	5%	1		LIFE	* *			
Ceramic Tile	5%	ı		2036	* *	5	\$7,100	
Concrete Masonry Unit	15%	ı		LIFE	* *	5	\$8,500	
Gypsum Board	75%	ı		LIFE	* *	5	\$63,600	
Ceilings								
Exposed Struc: Concrete	5%	ı		LIFE	* *	5	\$800	
Gypsum Board	95%	ı		LIFE	* *	5	\$124,000	
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%	1		2068	* *			
Site Pavements								
Public Sidewalk	4000/			• • • • •				
Cast in Place Concrete	100%	1		2046	* *			
On-Site Walkways	4000/			• • • • •				
Cast in Place Concrete	100%	1		2046	* *			
Parking/Driveway	1000			20.45	ale ale			
Asphalt	100%	ı		2042	* *			
Activity Yard	4007			20.12	ale de			
Asphalt	40%			2042	**			
Cast in Place Concrete	40%			2046	**			
Rubber Matting	20%	l		2038	* *			

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

Under 600 Volts

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

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

Asset #: 3012

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2043	* *	5	\$300	
	Other Observation, E	-	ffected :	100%			
	Location : Electrica						
	Explanation: One I	,200 Ampere And T	Two 800	Ampere Main Disc	connect S	witches	
Switchgear / Switchboard	1000/		20.42	* *	-	#200	
Fused Disc Sw	100%		2043	* *	5	\$300	
Raceway	1000/		20.42	ماد ماد			
Conduit	100%		2043	* *	1		
Panelboards	1000/		20.41	* *	-	Ф1 000	
Molded Case Bkrs	100%		2041	* *	5	\$1,800	
Wiring	1000/		20.42	* *	1		
Thermoplastic	100%		2043		1		
Motor Controllers	1000/		2020	* *	_	¢500	
Locally Mounted	100%		2038		5	\$500	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,000	
	10070		LIFE		3	\$1,000	
Lighting Interior Lighting							
LED	100%		2038	* *			
Egress Lighting	10070		2038				
Emergency, Battery	50%		2038	* *	10	\$8,300	
Exit, Battery	50%		2038	* *	10	\$2,300	
Exterior Lighting	3070		2030		10	\$2,300	
LED	30%		2038	* *			
No Component	70%		2030				
Lightning Protection	7070						
Arresters/Cabling							
Generic	100% Now	\$13,500	2068	* *	5	\$300	
Generie	Other Observation, E			cted : 100%	5	Ψ200	
	Location : Roofs	,					
	Explanation : Light	ning Rods Not Prop	erly Bor	nded/detached			
Alarm		3	., 3.				
Security System							
Generic	100%		2038	* *	1	\$25,800	
	Other Observation, E	xtent : N/A, Area A	ffected :	100%		. ,	
	Location : Through						
	Explanation : CCTV	_	em				
Fire/Smoke Detection		·					
Under Construction	100%						

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

Heating

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

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

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

Asset #: 3012

echanical	Current	Repair	Future R	eplacement	M	aintenance					
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
nting											
Energy Source											
Electricity	5%		2043	* *	1						
Natural Gas	95%		2043	* *	1						
Conversion Equipment											
Hot Water Boiler	95%		2046	* *	1	\$32,500					
	Other Observation, I		lffected : 100	0%							
	Location : Boiler R										
		Explanation: Two Units, 3,844 Mbh Input Each, Domestic Hot Water Generated From									
-	Built-in Heat Exch	angers									
Radiant Heater	5%		2033	\$87,900	2	\$1,600					
	Other Observation, I)%							
		nt - Elevator Machi	ne Room								
	Explanation : Elec	tric Unit Heater									
Distribution	200/ 37	#20 000	LIDE	ماد ماد		45.5 00					
Ductwork/Diffusers	20% Now	\$39,900	LIFE	* *	2-5	\$7,700					
	Damaged, Extent: N		cted : 10%								
	Location : Roofs A										
Hot Wtr Piping/Pump	80% Now	\$118,200	2058	* *	4	\$2,700					
	On Extended Life, Ex	-	lffected : 100	0%							
	Location: Throughout										
	Other Observation, Extent: Severe, Area Affected: 100%										
	Location : Through										
- 	Explanation : Syste	m Unable To Deliv	er Required .	Flow To Meet F	Ieat Den	nand					
Terminal Devices	100/ 37	410-1 00		ماد ماد		00.000					
Air Handler	10% Now	\$127,100	2043	* *	1	\$3,900					
	Damaged, Extent: N	loderate, Area Affe	cted : 100%								
	Location : Roofs On Extended Life, Extent : Light, Area Affected : 100%										
		ctent : Light, Area A	lffectea : 100)%							
	Location: Roofs	7	100 1 100	20.4							
	Other Observation, I	Extent : N/A, Area A	ујестеа : 100	<i>)</i> %0							
	Location : Roofs	D 6 141									
	Explanation: Two	Rooftop Make-up A									
Convector/Radiator	70%		2031	\$386,700	1	\$15,600					
	On Extended Life, Ex	-	lffected: 100)%							
	Location : Through	out									
Fan Coil Unit/Heat	10%		2028	\$167,500	1	\$2,200					
	On Extended Life, Ex	0	00	0%							
	Location : Baseme	-									
	Other Observation, I			0%							
	Location : Baseme	-									
	Explanation : Duci	ed Heating And Ver	ntilating Uni	ts							
Unit Heater - Hot Water			2033	\$40,000							
	Other Observation, I	Extent · N/A Area A	Iffected · 100)%							
			gjeciea . 100	, ,							
	Location: Various Explanation: Cabi	Locations									

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

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

Asset #: 3012

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	_	I				
Controls						
Electrical	100%	2028	\$375,500			
Air Conditioning						
Energy Source						
Electricity	30%	2041	* *	1		
No Component	70%					
Conversion Equipment	50/ NI \$00.200	2042	* *			
Split Unit	5% Now \$80,200 Broken, Extent : Severe, Area Affected		* *			
	Location: Roof - West Side	i . 10070				
337' 1 /337 11 T 1',		2020	¢(4,000	1		
Window/Wall Unit	25%	2028	\$64,000	1		
No Component	70%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	50%	LIFE	* *	2-5	\$19,300	
No Component	50%	DII D		2 3	Ψ17,500	
Exhaust Fans	3070					
Interior	10%	2028	\$30,000	2	\$200	
	On Extended Life, Extent : Light, Area Location : Basement - Ceiling Moun					
Roof	25% Now \$32,800 On Extended Life, Extent: Light, Area Location: Roofs		**	2	\$400	
	Unit Inoperable, Extent : Moderate, A Location : Roofs	lrea Affecte	d : 100%			
Roof	25% On Extended Life, Extent : Light, Area Location : Roofs	2028 a Affected :	\$32,800 100%	2	\$500	
No Component	40%					
Plumbing						
H/C Water Piping Brass/Copper	100% Now \$17,400 On Extended Life, Extent: Light, Area Location: Throughout Other Observation, Extent: Moderate	a Affected :		1		
	Location: Boiler Room	, 111 ca 11 ₁ 1 c	. 5070			
	Explanation : Domestic Hot Water I	Recirculatin	g Pump Defective			
Sanitary Piping	T		G Y = 1,000000			
Cast Iron	100% Now \$42,500 Blockage /Clogged, Extent : Moderate Location : Basement - West Side		* * cted : 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.

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

Page: 58

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

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

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

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

Page: 59

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : BROWNSVILLE WOMENS CENTER

Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE

Borough : BROOKLYN Agency's Number : JK03

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

Date of Survey : 23-Sep-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1453 Lot : 1 BIN : 3039075

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$149,300
Mechanical	\$72,800	\$111,300
Total	\$72,800	\$260,600
Importance Code A		\$111,300
Importance Code B	\$72,800	\$149,300
Total	\$72,800	\$260,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$56,500	\$15,200		\$5,400
Interior Architecture	\$49,100	\$700		\$4,500
Electrical	\$1,500	\$1,400	\$1,300	\$35,500
Mechanical	\$10,100	\$4,100	\$4,600	\$73,500
Total	\$117,200	\$21,400	\$5,800	\$118,900
Importance Code A	\$57,200	\$15,900	\$700	\$6,000
Importance Code B	\$58,400	\$5,600	\$5,200	\$112,900
Importance Code C	\$1,600			
Total	\$117,200	\$21,400	\$5,800	\$118,900



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

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

Asset #: 4454

rchitecture	Current Repair			Futur	e Replacement	M	Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	Cracking/ Location	i : Through	\$32,700 Extent : Moderate out derate, Area Affect			5	\$4,100	
	Worn/Ero	ded, Extent	s At North Facade : Light, Area Affec s At North Facade	ted : 25%	6			
Starte Comment	75%		3 111 I VOI IN I acade	2047	* *		£20.500	
Stucco Cement Windows	1370			2047		5	\$30,500	
Aluminum	Ctrwt/Bal	Now nc Not Fun i : Through	\$13,600 ct, Extent : Moderc out	2050 ate, Area	* * Affected : 10%	5	\$2,900	
Parapets								
Metal Panel	10%			2064	* *	5	\$1,500	
Stucco Cement	90%			2054	* *	5	\$9,200	
Modified Bitumen	Location	xtent : Ligi 1 : Roof	\$4,400 ht, Area Affected : :		**			
Skylight, Metal/Glass	Cracking/	Now Crumbling, 1 : Skylight	\$5,900 Extent : Light, Are	2054 ea Affecte	* * ed : 2%			
terior								
Floors Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	
Ceramic Tile	5%		\$2,700	2043	* *	5 5	\$2,100 \$500	
Ceramic The	Cracking/		Extent : Moderate		fected : 5%	3	\$300	
Quarry Tile	5%			2047	* *	5	\$1,500	
Vinyl Tile	85% Adhesion Location Cracking/ Location Uneven St	Now Failure, Ex 1: Through Crumbling, 1: Through	Extent : Moderate out tent : Moderate, A	2039 rea Affect , Area Aj	fected : 15%	3	\$6,200	
Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$1,600 Extent : Light, Are out	2043 ea Affecte	* * ed : 5%	5	\$700	
G . M . II !	5%			LIFE	* *	5	\$600	
Concrete Masonry Unit	270							
Gypsum Board	70%			LIFE	* *	5	\$12,500	

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

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

Asset #: 4454

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2039	* *	5	\$4,900	
Gypsum Board	75%			LIFE	* *	5	\$18,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%							
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Parking/Driveway								
Asphalt	100%			2043	* *			
1	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location	: Through	out					
	Ponding, Extent : Light, Area Affected : 10%							
	_	: Parking						

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$100	
	Other Observation, Extent : Ligh	t, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Swi	tch Rated At 400 Ampe	res			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2044	* *	5	\$400	
Raceway						
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	5%	2042	* *	5		
Molded Case Bkrs	95%	2042	* *	5	\$300	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	

Lighting

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

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

Asset #: 4454

Electrical	Current Repair		Futur	e Replacement	М			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting							*	
Fluorescent	5%			2034	\$10,000	10	\$600	
			Extent : Light, Area	Affected	: 100%			
		_	out The Building					
			Lamps Type Fixtur					
Fluorescent	70%			2034	\$139,400	10	\$8,600	
			Extent : Light, Area	Affected	: 100%			
			r And 2nd Floor					
		ation : T-8 L	amps					
LED	25%			2042	* *			
			Extent : Light, Area	Affected	: 100%			
		_	out The Building					
	Explana	ation : LED	Light					
Egress Lighting								
Emergency, Battery	50%			2034	\$11,000	10	\$1,600	
Exit, LED	50%	Ó		2069	* *	1		
Exterior Lighting								
LED	20%	Ó		2042	* *			
No Component	80%	Ó						
Alarm								
Security System								
Generic	100%			2039	* *	1	\$5,000	
	Other Ob	servation, E	Extent : Moderate, A	4rea Affe	cted : 100%			
	Location : Exterior And Hallways							
	Explana	ation : Cam	eras Security System	n				
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$33,800	1-3	\$8,500	
			Extent : Light, Area	Affected	: 100%			
		n : Building						
<u> </u>	Explana	ation : Fire	Alarm System Is Ol	bsolete S	vstem.			

Mechanical	Currer	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2044	* *	1		

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

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

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

Asset #: 4454

Mechanical	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Es Total (Years)		r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment	200/	202	0 **	1	¢1 200	
Furnace	20% Other Observation, Exter	203		1	\$1,300	
	Location: Roof	u . WA, Area Affecte	1.10070			
	Explanation: 1 Rooftop	n Package Unit				
Hot Water Boiler	80%	203	2 \$111,300	1	\$5,300	
That Water Baller	On Extended Life, Extent				Ψ2,300	
	Location : Basement					
	Other Observation, Exter	nt : N/A, Area Affecte	d: 100%			
	Location: Boiler Room	1				
	Explanation: 1 Unit At	310,000 British The	mal Unit			
Distribution						_
Hot Wtr Piping/Pump	80%	204	2 **	4	\$800	
No Component	20%					
Terminal Devices	000/	202	0 **	1	#2.500	
Convector/Radiator	80% 20%	203	9 **	1	\$3,500	
No Component Controls	2070					
Electrical	100%	202	9 \$72,800			
Air Conditioning	10070	202	7 \$72,000			
Energy Source						
Electricity	100%	204	2 **	1		
Conversion Equipment						
Ext Pkg Unit -	20%	203	9 **	2	\$200	
Heating/Cooling						
	R-410a Refrigerant, Exte		ted : 100%			
	Location: 1 Unit, Roof					
Window/Wall Unit	20%	202	9 \$9,900	1		
No Component	60%					
Ventilation						
Distribution	200/	1 117	F **	2.5	\$2,200	
Ductwork/Diffusers No Component	30% 70%	LIF	E	2-5	\$2,200	
Exhaust Fans	/0/0					
Roof	20%	203	9 **	2	\$100	
No Component	80%	203	-	-	Ψ130	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	204	4 **	1		
Water Heater With Tanks						
Gas Fired	100%	202		2		
	Other Observation, Exten	nt : N/A, Area Affecte	d : 100%			
	Location: Basement	7 H TI . TI . TI				
G : P: :	Explanation: One 75 (sallon Unit For Kitch	en.			
Sanitary Piping	1000/	1 117	F **	1		
Cast Iron	100%	LIF	E **	1		

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

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

Asset #: 4454

Mechanical	Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% Now	\$2,300	LIFE	* *	1		
	Blockage /Clogged, Ext	ent : Moderate, A	Area Affe	ected : 20%			
	Location: Roof And B	asement					
Fixtures							
Generic	100%						
Tankless Water Heater(POU	J)						
Gas Fired	100%		2029	\$31,600	2		
Hot Water Storage Tank							
Generic	100%		2034	\$15,000	1		
	Other Observation, Exte	ent : N/A, Area A	ffected :	100%			
	Location: Basement						
	Explanation: One 200) Gallon Storage	Tank				
Fire Suppression		-					
Sprinkler							
Generic	100%		2044	* *	1-2	\$3,800	
Chemical System							
Generic	100%		2029	\$8,000	1-3	\$40,500	
	Other Observation, Exte	ent : N/A, Area A	ffected :	100%			
	Location: Kitchen						
	Explanation: Covers	10 Square Feet					

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

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

Page: 65

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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

Borough : BROOKLYN Agency's Number : N/A

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

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

Areas Surveyed : Basement, Floors 1,2,3

Block : 3426 Lot : 5 BIN : 3319581

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$542,000	\$602,700
Interior Architecture		\$340,200
Electrical		\$163,400
Mechanical	\$60,000	\$386,800
Site Pavements		\$136,000
Total	\$602,000	\$1,629,100
Importance Code A	\$542,000	\$602,700
Importance Code B	\$60,000	\$835,200
Importance Code C		\$191,200
Total	\$602,000	\$1,629,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,300	\$400	\$2,400	_
Interior Architecture	\$26,400		\$11,000	
Electrical	\$32,600	\$4,900	\$4,400	\$5,600
Mechanical	\$83,400	\$7,300	\$12,900	\$7,300
Site Enclosure	\$2,000			
Site Pavements	\$8,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$169,300	\$19,800	\$37,900	\$20,100
Importance Code A	\$12,500	\$3,800	\$5,600	\$3,200
Importance Code B	\$142,900	\$16,000	\$32,200	\$16,900
Importance Code C	\$13,900			
Total	\$169.300	\$19.800	\$37.900	\$20,100



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

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

Asset #: 53

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/			LIDD	* *	-	#00.000	
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	
	-		out Apartment Win		1. 50/0			
		_	Extent : Moderate, A		ected · 30%			
		_	out Apartment Win		cica . 5070			
		_	: Moderate, Area A		40%			
			out Apartment Win					
Aluminum	25%			2048	* *	5	\$4,800	
Parapets							4 1,000	
Masonry: Brick	50%)		LIFE	* *	5	\$2,200	
Metal Panel	5%			2052	* *	5	\$900	
Metal: Cage/Fence	45%		\$9,300	2037	* *	5	\$6,400	
٥	Corrosion	ı/Rusting, E	Extent : Moderate, A	1rea Affe	cted : 25%			
	Locatio	n : Through	out					
	Deteriora	ited Finish,	Extent : Moderate,	Area Afj	fected : 50%			
	Locatio	n : Through	out					
Roof								
Metal Panel	25%)		2045	* *	10	\$29,400	
Modified Bitumen	Location Patching Location 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 Ą	ffected: 2%			
			oom In Basement					
Ceramic Tile		Now	\$5,700	2035	\$285,000	5	\$2,600	
		_	nents, 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%)		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%	Ò		LIFE	* *	5	\$55,100	
Ceilings								
Exposed Struc: Concrete				LIFE	* *	5	\$12,200	
Gypsum Board	25%)		LIFE	* *	5	\$32,600	

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

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

Asset #: 53

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Enclosure								
Fence/Gates								
Chain Link	60%			2052	* *			
	Location	: Building	xtent : Light, Area Perimeter	Affected	: 100%			
			Mesh Style Fence					
Iron Picket	40%	4+	\$2,000	2067	* *			
		ssing Elem : Central I	ents, Extent : Light Play Yard	t, Area Aj	ffected : 5%			
te Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037	* *			
On-Site Walkways								
Asphalt	25%	4+	\$1,600	2035	\$31,900			
	0	Crumbling, : Garden	Extent : Light, Are Walk Area	ra Affecte	ed : 5%			
Cast in Place Concrete	75%			2045	* *			
Parking/Driveway								
Asphalt	100%	4+	\$6,800	2035	\$136,000			
•	Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Parking Lot Area							
			ht, Area Affected :	15%				
	_	: Parking		15/0				
Activity Yard	1000/			2025	* *			
Rubber Matting	100%			2037	* *			

Electrical	Current Repair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2042	* *	5	\$300			
	Other Observation, Extent: N/A, Area	Affected :	100%					
	Location: Basement Electrical Room	n						
	Explanation : Main Service Disconn	ect 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							
	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.

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

Asset #: 53

Electrical	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	em			
Fire/Smoke Detection							
Generic, Analog	100%		2032	\$163,400	1-3	\$41,200	
	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 Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2052	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$32,100	
	Leak Evident, Extent : Moderate, Are	ea Affected : 10%				
	Location: Basement					
	Other Observation, Extent: N/A, Are	ea Affected : 100%	ó			
	Location: Basement					
	Explanation: 2 Units					

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

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

Asset #: 53

Mechanical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution	000/ 1	¢ (000	2040	* *	4	¢2 200	
Hot Wtr Piping/Pump	99% Now Leak Evident, Extent	\$6,900 · Moderate Area	2040 Offected : 5		4	\$3,200	
	Location : Hot Wat		gjeciea . 5	70			
Hot Wtr Piping/Pump	1% Now	\$800	2057	* *	4		
	Leak Evident, Extent Location : Basemen						
Terminal Devices							
Air Handler	20% Now	\$47,700	2032	\$238,400	1	\$7,200	
	Not in Service, Exten	t : Severe, Area Aff	ected: 75%	6			
	Location: Roof	Extant : Light Anga	Affactad :	1000/			
	Other Observation, E Location : Roof	extent : Light, Area	Ajjeciea :	10070			
	Explanation: Hot	Water Sourced Hear	ing And Ve	entilating Units. I	Eauinme	nt Was Not	
	Running At The Tin				-1r		
Convector/Radiator	80%		2037	* *	1	\$16,800	
Air Conditioning							
Energy Source	1000/		20.40	* *	1		
Electricity	100%		2048	* *	1		
Conversion Equipment Window/Wall Unit	25%		2027	\$60,000	1		
No Component	75%		2021	\$00,000	1		
Ventilation	,						
Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$14,500	
No Component	60%						
Exhaust Fans	200/		2022	¢56 200	2	\$400	
Interior	20% Abandoned in Place,	Extent : Moderate	2032	\$56,200	2	\$400	
	Location: Basemer		лгей Ајјес	.iea . 5070			
Roof	75%		2032	\$92,200	2	\$1,500	
Roof	5% Now	\$6,100	2042	* *	2	\$100	
	Malfunctioning, Exte						
	Location: Roof, M	ultiple Mechanical	And Or Ele	ectrical Defects I	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	\$13,800	2052		1		
	Location : Booster		леи . 1007	o			
Galvanized Steel	15%		2045	* *	1		
Sanitary Piping	10,0		20.0				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2025	***	_	** ***	
Non-Submersible	100%		2032	\$12,700	4	\$1,400	

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

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

Page: 70

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

Mechanical	Current Repair	Future I	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2032	\$33,200	4	\$2,600	
Backflow Preventer						
Generic	100%	2037	* *	1	\$4,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : I	Light, Area Affected : I	100%			
	Location: Basement To 2nd	l Floor				
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2042	* *	1-2	\$18,200	

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

Page: 71

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$506,600			
Interior Architecture	\$302,900	\$125,900		
Electrical	\$97,800	\$815,200		
Mechanical		\$137,200		
Site Pavements		\$916,300		
Total	\$907,300	\$1,994,500		
Importance Code A	\$506,600	\$127,000		
Importance Code B	\$400,700	\$951,200		
Importance Code C		\$916,300		
Total	\$907,300	\$1,994,500		

Total	\$229,900	\$122,700	\$39,300	\$28,000
Importance Code C	\$48,300			
Importance Code B	\$171,000	\$74,700	\$27,900	\$22,100
Importance Code A	\$10,600	\$47,900	\$11,400	\$5,900
Total	\$229,900	\$122,700	\$39,300	\$28,000
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$45,800			
Mechanical	\$137,800	\$41,600	\$17,900	\$10,700
Electrical	\$26,800	\$31,900	\$5,900	\$5,600
Interior Architecture	\$7,600		\$2,800	\$4,400
Exterior Architecture	\$4,800	\$41,900	\$5,500	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

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

Asset #: 3014

Architecture		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_	**	
Cast in Place Concrete	10%		4.5 6 5 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					
	_		derate, Area Affect	ted : 10%	ó			
	Location		v					
	Seams Open/Split, Extent : Severe, Area Affected : 20%							
	Location: Lower Roof Of 1st Floor							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location: First Floor Roof							
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location		-					
	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.

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

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

Asset #: 3014

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings AcousTileSusp.Lay-In	Broken/M	Now issing Elen n : Lunch R	\$2,900 nents, Extent : Modo	2037 erate, Ar	* * rea Affected : 2%	5	\$4,400		
	Location Worn/Ero	n : Lunch R	: Moderate, Area A						
AcousTileSusp.Lay-In			Extent : N/A, Area A reas	2049 Iffected :	* *	5	\$8,900		
Exposed Struc: Concrete	Staining/L		\$207,300 Extent : Moderate	LIFE e, 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%	ı	-	2067	* *				
Retaining Walls Cast in Place Concrete	100%	ı		2067	* *				
Site Pavements Public Sidewalk Cast in Place Concrete	100%			2045	* *				
On-Site Walkways Cast in Place Concrete	100%	1		2045	* *				
Parking/Driveway Asphalt	Location Potholes, Location Sinking/Sa	Crumbling n : Through Extent : Mo n : Through	oderate, Area Affec out xtent : Moderate, A	ted : 2%					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2032	\$127,000	5	\$300	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location : Electrical Room Basem	ieent				
	Explanation: Two 1,600 Ampere 1	Main 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.

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

Asset #: 3014

Electrical		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard					*	_	***	
Air Circuit Breaker	100%			2032	\$127,000	5	\$300	
Raceway	1000/			2022	4.50.500			
Conduit	100%			2032	\$58,700	1		
Panelboards	50/			2021	¢4.400	-	¢100	
Fused Disc Sw	5% 75%			2031	\$4,400	5	\$100	
Molded Case Bkrs			tent : Light, Area A	2031	\$65,800	5	\$1,200	
		-	ieni . Ligni, Area A out The Building	ујестеа .	10070			
Malla I Com Disco			out The Building	2040	* *		¢200	
Molded Case Bkrs	15%			2040	* *	5	\$200	
Molded Case Bkrs	5%			2054		5	\$100	
Wiring Braided Cloth	200/	2-4	¢17 100	2057	* *	1		
Braided Cloth	20%		\$17,100 ent : Moderate, Are	2057		1		
		-	out The Building	а Ајјесте	a : 100%			
73			out The Buttaing	2022	Φ.50.000			
Thermoplastic	70%			2032	\$59,900 * *	1		
Thermoplastic	10%			2052	* *	1		
Motor Controllers	0.007			2020	Ø120 000	-	#200	
Locally Mounted	80%			2030	\$138,900 * *	5	\$300	
Locally Mounted	20%			2045	* *	5	\$100	
Ground								
Grounding Devices	100%			LIFE	* *	5	\$900	
Generic Stand-by Power	100%			LIFE		3	\$900	
Transfer Switches								
Automatic	100%			2037	* *	1	\$18,200	
Generators	10070			2037		1	\$10,200	
Diesel	100%			2035	\$106,100	1	\$22,900	
Diesei			Extent : Light, Area			1	\$22,700	
		ı : Outside	Mem . Bigm, IIrea	11)) сеней	. 100/0			
			80 Kilowatts					
Batteries	zp.ana							
Lead/Acid	100%			2026	\$2,400	5	\$2,200	
Fuel Storage	10070				<i>\$</i> =,		<i>\$</i> _,_ \$ 0	
Main Tank	100%			2047	* *	5		
			Extent : Light, Area		' : 100%	-		
		ı : Outside	J .					
			275 Gallons					
Lighting	•							

Lighting

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

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

Asset #: 3014

Electrical	Current Repair	Future Repla	cement	М			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	5%	2027	\$43,900	10	\$2,700		
	Other Observation, Extent : Light, Area	ı Affected : 100%					
	Location: Throughout The Building						
	Explanation: T-12 Lamps						
Fluorescent	10%	2032	\$87,900	10	\$5,400		
	T-8 Lamps And Fixtures, Extent: Light,	Area Affected : 1	00%				
	Location : Hallways						
Fluorescent	5%	2032	\$43,900	10	\$2,700		
	Other Observation, Extent : N/A, Area	Affected : 100%					
	Location : Basement						
	Explanation: Compact Fluorescent L	amps					
LED	80%	2037	* *				
	Recent Installation, Extent : Light, Area	a Affected : 100%					
	Location: Throughout The Building						
Egress Lighting							
Emergency, Service	40%	2032	\$14,200	1			
Emergency, Battery	10%	2032	\$9,700	10	\$1,400		
Exit, Service	50%	2027	\$12,500	1			
Exterior Lighting							
HID	20%	2027	\$53,900	10			
No Component	80%						
Alarm							
Security System	000/						
No Component	80%	2027	* *	1	#2.200		
Generic	10%	2037	* *	1	\$2,200		
	Other Observation, Extent : Light, Area Location : Inside And Outside	i Ajjeciea : 100%					
		t 0.44					
	Explanation : CCTV Surveillance Sys		#10.000		#2.2 00		
Generic	10%	2027	\$10,800	1	\$2,200		
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Tenant Areas And Exit Doors						
Fire/Smales Detection	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	1 11 јестен . 100/0					
	Explanation: Strobe Lights, Alarm Bo	ell Horns Smoke	Detector	And Five	Alarm Panal		

Mechanical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2042	* *	5	\$18,300	

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 3014

Cı	Current Repair		Future Replacement		Maintenance			
		timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
1000/			2015	ate ate		0.50 600		
100%			2045	**	1	\$58,600		
1000/		£46.200	2052	* *				
Location : Vo Part Of The Insul. Deterior	arious Loca Building rating, Exte	ations. Defectiv	e Temper	cature Control. No	Sufficien	t Heat In Some		
95%			2045	* *	1	\$18,200		
_		Extent : Light, A	rea Affec	ted : 100%				
5%			2037	* *	4	\$300		
100%			2048	* *	1			
10% N	low	\$38,000	2042	* *	2	\$300		
		Area Affected :	100%					
10%			2032	\$137,200				
10%			2027	•	1			
70%				•				
10%			LIFE	* *	2	\$7,700		
90%								
1000/				* *	2.5	#22 000		
100%			LIFE	* *	2-5	\$33,000		
200/			2027	* *	2	£400		
8070			2037			\$1,500		
100% ()-2	\$36,900	2045	* *	1			
Corroded, Ext	ent : Mode			9%	•			
100%			2042	* *	4	\$8,800		
							·	
100%			LIFE	* *	1			
100%			LIFE	* *	1			
	% of Fail Total (Yes)	% of Fail Date Est Total (Years) 100% 100% 0-2 Controller Not Working, Location: Various Location: Various Location: Basement 95% Recent Repair Evident, Established Location: Throughout 5% 100% 10% Now Broken, Extent: Severe, Location: Rooftop 10% 10% 70% 10% 90% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 10state	Notal Fail Date Estimated Cost Year FY	Now Sand S	Note	No of Total Fail Date Estimated Cost Fail Stimated Cost Cycle Cy	

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

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

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

Asset #: 3014

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Backflow Preventer							
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 _ë	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.

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$1,805,200
Interior Architecture	\$4,456,500	\$4,793,700
Electrical	\$1,408,900	\$852,000
Mechanical	\$255,800	\$427,400
Site Pavements		\$944,000
Total	\$6,121,200	\$8,822,400
Importance Code A		\$2,289,500
Importance Code B	\$6,056,100	\$5,098,100
Importance Code C	\$65,100	\$1,434,800
Total	\$6,121,200	\$8,822,400

Total	\$203,000	\$108,300	\$55,600	\$46,700
Importance Code C	\$102,600			
Importance Code B	\$91,700	\$91,200	\$37,500	\$46,600
Importance Code A	\$8,700	\$17,000	\$18,100	\$100
Total	\$203,000	\$108,300	\$55,600	\$46,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$56,800			
Mechanical	\$66,100	\$60,700	\$20,500	\$9,300
Electrical	\$15,300	\$23,600	\$9,800	\$10,300
Interior Architecture	\$49,100			\$19,900
Exterior Architecture	\$8,600	\$16,800	\$18,100	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 1960

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
exterior									
Exterior Walls									
Cast in Place Concrete	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									
Aluminum	100%			2048	* *	5	\$36,300		
Roof	100/	3.7	#0.600	2022	фо л 000				
Modified Bitumen	10%		\$8,600	2032	\$85,900				
			ss, Extent : Modero Cafateria Area	ate, Area	Affected: 5%				
			v	ACC-	-4-J. 5 0/				
			xtent : Moderate, A Area, Basement	rea Ajje	ciea : 5%				
C' 1 DI M 1		. Kuchen I	Hrea, Dasemeni	2022	Ф1 440 400	1.0	Ф 72 400		
Single Ply Membrane	90%			2032	\$1,449,400	10	\$72,400		
Soffits	1.50/			2041	* *	_			
Fiberglass Panel Wood	15% 85%			2041 2037	* *	5 5			
	8370			2037		3			
nterior Floors									
Cast in Place Concrete	10%	Now	\$82,600	LIFE	* *	5	\$43,500		
Cust in 1 lace Concrete			ents, Extent : Mode		ea Affected : 10%	3	Ψ13,500		
	Location			,					
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 20%				
	Location				V				
Ceramic Tile	10%	0-2	\$109,600	2035	\$1,095,600	5	\$9,900		
			ents, Extent : Mode			C	42,500		
		-	nd Showers		00				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 20%				
			nd Showers	-					
Vinyl Tile	55%	Now	\$147,600	2032	\$2,952,500	3	\$41,000		
3			ents, Extent : Mode				,,,,,,		
	Location	_							
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 10%				
		: Basemen							
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	10%				
	Location	: Through	out						
Vinyl Tile 9" X 9"	25%	0-2	\$77,700	2027	\$3,885,200	3	\$18,700		
3		Crumbling,	Extent : Moderate				* - 7,		
	_	: Through		5.	-				
	Uneven Sı	ıbstrate, Ex	tent : Moderate, A	rea Affec	ted : 10%				
		: Through							
	Worn/Eroc	led, Extent	: Moderate, Area A	Affected :	10%				
		: Through							

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

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

Asset #: 1960

Current Repair		Future Replacement		Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				\$490,800	5	\$4,600	
_	_	Extent: Moderate	, Area Af	fected : 20%			
			ate, Area	Affected: 25%			
					5	\$11,000	
		·			5	\$41,100	
			rea Affec	eted : 2%			
Location	n : Kitchen .	Area					
50/			2020	¢161 500	<i>-</i>	ድ ስ ስስስ	
						·	
		¢00 700				·	
					3	\$93,300	
			ней Ајјес	леи . 270			
2000000							
10%			2032				
			2067	* *			
100%	4+	\$3,200	2045	* *			
_	_		, Area Af	fected : 2%			
Location	n : Front Sid	lewalk					
			2045				
_	_	Extent: Severe, A.	rea Affect	ted : 10%			
	-	_ ~					
	-		Irea Affeo	cted: 10%			
Location	n : On Site I	steps					
10007	0.2	¢47.200	2025	#044.000			
				. ,			
_	_		, агеа АЈ	jeciea : 10%			
	_		tad . 50/				
			ieu . 570				
	_		rea Affec	eted : 10%			
SHIMITE/DI	rosiuing, E.	uciii . moueruie, A	i cu Ajjet	ica . 10/0			
	Total 5% Cracking/ Location 10% 10% 75% Water Per Location 10% 90% 100% Cracking/ Location 100% Cracking/ Location Loose/De Location 100% Cracking/ Location 100% Cracking/ Location 100% Cracking/ Location Loose/De Location Potholes, Location	5% Now Cracking/Crumbling, Location: Showers 10% 10% 75% Now Water Penetration, E. Location: Kitchen 5% 20% 75% Now Water Penetration, E. Location: Kitchen 10% 90% 100% 4+ Cracking/Crumbling, Location: Front Sid 100% Now Cracking/Crumbling, Location: Steps Location: On Site Sid 100% 0-2 Cracking/Crumbling, Location: Throught Potholes, Extent: Mo Location: Through	% of Fail Date Estimated Cost Total (Years) 5% Now \$49,100 Cracking/Crumbling, Extent: Moderate Location: Showers Joint Mortar Miss/Erod, Extent: Moderate Location: Showers 10% 10% 75% Now \$65,100 Water Penetration, Extent: Moderate, A Location: Kitchen Area 5% 20% 75% Now \$88,700 Water Penetration, Extent: Moderate, A Location: Kitchen Area 10% 90% 10% 90% \$3,200 Cracking/Crumbling, Extent: Moderate Location: Front Sidewalk 10% Now \$6,400 Cracking/Crumbling, Extent: Severe, A Location: Steps Location: On Site Steps 10% 0-2 \$47,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Potholes, Extent: Moderate, Area Affect Location: Throughout	Soft Fail Date Estimated Cost Total (Years) Year FY	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY 5% Now \$49,100 2035 \$490,800 Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Showers Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Showers 10% LIFE ** 10% LIFE ** 75% Now \$65,100 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 2% Location: Kitchen Area ** 5% 2030 \$161,500 20% 11FE ** 75% Now \$88,700 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 2% Location: Kitchen Area ** 10% 2032 ** 4 \$3,200 2045 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 2% Location: Front Sidewalk 10% Now \$6,400 2045 ** Cracking/Crumbling, Extent: Severe, Area Affected: 10% Location: On Site Steps 10% 0-2 \$4	Solution	Solution

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

Over 600 Volts

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

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

Asset #: 1960

Electrical	Current Repair	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Over 600 Volts							
Service Equipment				_	*		
Fused Disc Sw	100% Other Observation, Extent: Location: Electrical Room Explanation: One 200 Am	Basement	\$56,800 100%	3	\$400		
Transformers							
Dry Type	100% Other Observation, Extent: Location: Electrical Room Explanation: 225 Kilovolt	Basement		3 Low Vol	\$600		
Feeders					8-		
Cable	100%	2031	\$19,900	1			
Raceway			•				
Conduit	100%	2032	\$47,900	1			
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100% Other Observation, Extent: Location: Electrical Room Explanation: One 800 Am	Basement		5	\$400		
Switchgear / Switchboard							
Molded Case Bkrs	100%	2042	* *	5	\$2,700		
	Recent Installation, Extent : Location : Pre-fab Machine		100%				
Raceway							
Conduit	80%	2032	\$139,000	1			
Conduit	20%	2042	* *	1			
Panelboards	500 /	2021	¢70.000	-	Ø1 400		
Molded Case Bkrs Molded Case Bkrs	50% 50%	2031 2040	\$78,000 * *	5 5	\$1,400 \$1,400		
Wiring	JU/0	∠U 1 U		J	\$1,400		
Braided Cloth	60% 2-4 \$	3158,800 2057	* *	1			
Braided Closs	Insulation Aged, Extent : Mo Location : Throughout The	derate, Area Affected	: 100%	1			
Thermoplastic	40%	2042	* *	1			
Motor Controllers							
Locally Mounted	100%	2030	\$318,300	5	\$700		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,500		
Stand-by Power							
Transfer Switches	1000/	2027	* *	1	\$21 600		
Automatic	100%	2037		1	\$31,600		

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

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

Asset #: 1960

Electrical		Current F	Repair	Future Replacement Maintenance			aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power									
Generators					****		***		
Diesel	100%			2035	\$106,100	1	\$39,700		
	Location :		xtent : Light, Area	Ајјестеа	: 100%				
			100 Kilowatts						
Batteries	Zipranano	0.10	11110 11 11111						
Lead/Acid	100%			2026	\$2,400	5	\$3,800		
Fuel Storage									
Main Tank	100%			2047	* *	5			
			xtent : Light, Area	Affected	: 100%				
	Location:		7						
ighting	Explanatio	on : 2/3 C	Gallon Capacity						
Interior Lighting									
Fluorescent	70%			2027	\$1,067,100	10	\$65,900		
	T-12 Lamps	And Fixti	ures, Extent : Light	, Area A <u>j</u>					
	Location:	Through	out The Building						
Fluorescent	5%			2032	\$76,200	10	\$4,700		
			xtent : N/A, Area A	ffected :	100%				
	Location:								
		on : Comp	pact Fluorescent Lo						
Fluorescent	25%			2037	**	10	\$23,500		
	_		res, Extent : Light,		ected : 100%				
- I' 14'	Location :	Basemen	t And Upper Floor						
Egress Lighting Emergency, Service	30%			2037	* *	1			
Emergency, Service	20%			2027	\$12,300	1			
Exit, Service	50%			2032	\$21,600	1			
Exterior Lighting	20,0				<i>\$21,000</i>				
HID	20%			2027	\$93,500	10	\$100		
No Component	80%								
Marm		·						·	
Security System									
No Component	80%			2022	#10.000		Φ2.000		
Generic	10%	mation E	utant Light Anga	2032	\$18,800	1	\$3,800		
	Location :		xtent : Light, Area ad Outside	л <i>у</i> јестеа	. 10070				
			ia Ouisiae ⁷ Surveillance Can	nera Svst	em				
Generic	10%		za remance cun	2032	\$18,800	1	\$3,800		
Generic		vation. E	xtent : Light, Area			1	φ3,600		
			s, Tenant Area And						
		-	sion Alarm And Mo						

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

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

Asset #: 1960

Electrical	Current Repair	Current Repair Future Replacement Maintenance				Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycl (Yr		Priority				
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2032 \$77,5	00 1-3	\$19,500					
_	Other Observation, Extent : Light, Area	Affected: 100%							
	Location: Throughout The Building								
	Explanation : Strobe Lights, Alarm Be Panel	ll, Horns, Smoke Detect	ors, Pull I	Box And Fire Alarm					

Mechanical		Current	Repair	Future Replacement Maintena		aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source Plant Campus Steam / PRV	100%			2052	* *	1			
	Recent Re	place Evide	ent, Extent : Light,	Area Affe	ected : 100%				
	Location	ı: Off Site	Boiler Room						
Conversion Equipment Heat Exchanger, Shell & Tube	100%			2035	\$427,400				
Distribution Hot Wtr Piping/Pump		eriorating,	\$11,000 Extent : Moderate, e Insulation In Vari			4	\$5,100		
Terminal Devices	Locuitor	i . Dejectiv	e msuianon m vari	ous Area					
Air Handler	40%			2037	* *	1	\$25,400		
Convector/Radiator	60%			2037	* *	1	\$19,900		
Air Conditioning							, - y		
Energy Source									
Electricity	100%			2048	* *	1			
Conversion Equipment									
Split Unit	5%			2037	* *				
Window/Wall Unit	10%			2027	\$38,000	1			
No Component	85%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,200		
Exhaust Fans									
Interior	90%			2037	* *	2	\$2,800		
Roof	10%			2037	* *	2	\$300		
Plumbing									
H/C Water Piping Galvanized Steel		Extent : M	\$255,800 Toderate, Area Affed d Water Main	2037 exted : 509	**	1			

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

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

Asset #: 1960

Mechanical		Current F	Repair	Future Replacement		M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2042	**	4	\$15,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$35,300	LIFE	* *	1		
		ervation, E : Basemen	Extent : Severe, Area et	a Affected	d : 100%			
	Explana	tion : Sever	e Flooding At Base	ment Du	ring Heavy Rain			
Sump Pump(s)			-					
Submersible	100%			2026	\$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	* *			
			extent : Light, Area at To 3rd Floor	Affected	: 100%			
	Explana	tion : 1 Uni	it Has Not Been Wo	rking 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.

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$710,400	\$359,600
Interior Architecture		\$1,016,800
Electrical	\$766,400	\$568,400
Mechanical		\$363,800
Site Pavements	\$247,000	\$2,469,700
Total	\$1,723,800	\$4,778,300
Importance Code A	\$710,400	\$359,600
Importance Code B	\$766,400	\$1,726,700
Importance Code C	\$247,000	\$2,691,900
Total	\$1,723,800	\$4,778,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,400	\$7,500	\$5,500	
Interior Architecture	\$67,900	\$4,200	\$2,600	
Electrical	\$9,400	\$75,100	\$5,200	\$5,500
Mechanical	\$49,800	\$22,600	\$17,100	\$7,300
Site Pavements	\$11,900			
Total	\$174,400	\$109,400	\$30,400	\$12,900
Importance Code A	\$38,200	\$10,300	\$8,200	\$2,700
Importance Code B	\$97,800	\$99,000	\$22,200	\$10,100
Importance Code C	\$38,400			
Total	\$174,400	\$109,400	\$30,400	\$12,900



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

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

Asset #: 1959

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls				_	****	
Masonry: Brick	81% Now \$296,500 Horizontal Cracks, Extent: Light, Area Location: Throughout Rusting Masonry Supt, Extent: Moder			5	\$36,900	
	Location : At Doors	, 11. 00. 1	199000000000000000000000000000000000000			
	Caulking Deteriorated, Extent: Moder					
	Location: Expansion Joint At Exit To					
	Vegetation Growth, Extent : Moderate, Location : Throughout	Area Affe	cted : 10%			
Metal Panel	2% 2-4 \$1,200	2052	* *	5	\$1,700	
	Deformed/Dented, Extent : Light, Area	Affected :	5%			
	Location: Backyard Entrance					
Metal Sect. OHD	2%	2037	* *	5	\$2,800	
Wood	15% Now \$86,600	2037	* *	5	\$17,100	
	Dry Rot/Decay, Extent : Severe, Area A	Iffected : 1	15%			
	Location: Throughout		1.00			
	Loose/Miss Fasteners, Extent : Modera Location : Throughout	ate, Area A	Iffected: 5%			
Windows	Location . Inroughout					
Aluminum	100%	2048	* *	5	\$11,000	
Tulling	Deteriorated Finish, Extent : Moderate		ected : 15%	J	Ψ11,000	
	Location : Throughout	, 55				
Roof						
Asphalt Shingle	25% 4+ \$27,300	2041	* *			
	Cracking/Crumbling, Extent : Moderal Location : Throughout	te, Area A <u>f</u>	fected : 15%			
	Gut/DS Non Func/Miss, Extent : Mode	rate, Area	Affected: 25%			
	Location: Throughout		33			
Modified Bitumen	65% 0-2 \$215,800	2032	\$359,600			
	Gut/DS Non Func/Miss, Extent : Mode	rate, Area	Affected: 15%			
	Location : Throughout					
	Patching Evident, Extent : Moderate, A Location : Throughout	1rea Affect	ted : 10%			
	Water Penetration, Extent : Moderate,	Area Affe	cted: 15%			
	Location : Throughout					
Skylight, Plastic	10% Now \$111,400	2037	* *	1		
	Miss/Damaged Flashings, Extent : Mo Location : Throughout	derate, Ar	ea Affected : 10%			
	Patching Evident, Extent: Moderate, A	Area Affect	ted · 10%			
	Location: Throughout					
	Water Penetration, Extent: Moderate,	Area Affec	cted : 10%			
	Location : Throughout	55				

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

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

Asset #: 1959

Architecture		Current I	Repair	Future Replacement		М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits						- 40		
Metal Panel	75%		¢.c. 000	2052	* *	5-10	\$22,200	
Wood	25%		\$6,900 nt : Moderate, Area	2037		5	\$2,700	
		iecay, Exier 1 : Kitchen .		Ајјестец	1.10/0			
Interior	<u> </u>							
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$108,900	
Ceramic Tile	15%	4+	\$34,300	2035	\$685,600	5	\$6,200	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
			Room Throughout					
	_	_	Extent : Moderate	, Area A <u>j</u>	fected : 5%			
		: Toilets						
Vinyl Tile	25%			2037	* *	3	\$7,800	
Interior Walls	50/	N	¢22.200	2025	\$222.200	_	¢2 100	
Ceramic Tile		Now	\$22,200 e, Extent : Moderate	2035	\$222,200	5	\$2,100	
		v	stalls Throughout	с, лгеи л	<i>ујестей</i> . 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%		Φ 7.1 00	LIFE	* *	-	#7.20 0	
Gypsum Board	5%		\$7,100	LIFE		5	\$5,200	
		crumbung, ı : Through	Extent : Moderate out	, Area Aj	jeciea : 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.

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

Asset #: 1959

Architecture		Current F	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	85%	Now	\$247,000	2035	\$2,469,700			
	Cracking/	Crumbling,	Extent: Moderate	e, Area A	ffected : 15%			
	Location	n : Through	out					
	Potholes, Extent : Moderate, Area Affected : 5%							
	Location	n : Through	out					
	Sinking/Subsiding, Extent: Moderate, Area Affected: 5%							
	0	n : Through		33				
Cast in Place Concrete	15%	Now	\$11,900	2045	* *			
	Cracking/	Crumbling,	Extent : Moderate	e, Area Ą	ffected : 10%			

Location: Throughout **Electrical Current Repair Future Replacement** Maintenance System % of Fail Date Estimated Cost **Estimated Cost Estimated Cost** | **Priority** Year Cycle Component FY Total (Years) (Yrs) Type Under 600 Volts Service Equipment 100% 5 Fused Disc Sw 2032 \$22,100 \$200 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: One 1,500 Ampere Main Disconnect Switch

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

Location: Throughout

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%	2040	* *	5	\$400
Wiring					
Thermoplastic	90%	2032	\$77,000	1	
Thermoplastic	10%	2052	* *	1	
Motor Controllers					
Locally Mounted	100%	2030	\$173,600	5	\$400
ound					
Grounding Devices					
Generic	100%	LIFE	* *	5	\$800
and-by Power					
Transfer Switches					
Automatic	100%	2030	\$13,400	1	\$17,100

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

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

Asset #: 1959

lectrical	Current Repair	Future	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
and-by Power							
Generators							
Diesel	100%	2028	\$106,100	1	\$21,500		
	Other Observation, Extent: N/A, Area	Affected : I	00%				
	Location: Outside						
	Explanation: One 100 Kilowatts						
Batteries	1000/	2026	Φ2 400	-	#2 100		
Lead/Acid	100%	2026	\$2,400	5	\$2,100		
Fuel Storage	1000/	2025	Φ 7 5.100	-			
Main Tank	100%	2035	\$75,100	5			
	Other Observation, Extent: N/A, Area	Affected: 1	00%				
	Location: Outside						
	Explanation: One 275 Gallon Capac	city					
ghting							
Interior Lighting	7.40/	2027	# <00.000	10	¢27.600		
Fluorescent	74%	2027	\$609,800	10	\$37,600		
	T-12 Lamps And Fixtures, Extent : Light Location : Throughout The Building	nt, Area Affe	cted : 100%				
El .		2027	* *	10	#10.200		
Fluorescent	20%	2037		10	\$10,200		
	T-8 Lamps And Fixtures, Extent : Light Location : Boiler Rooms	, Area Affec	ted : 100%				
LED	6%	2040	* *				
Egress Lighting							
Emergency, Service	15%	2037	* *	1			
Emergency, Service	35%	2027	\$11,700	1			
Exit, Service	50%	2032	\$11,700	1			
Exterior Lighting							
HID	20%	2027	\$50,500	10			
No Component	80%						
arm							
Security System							
No Component	80%						
Generic	10%	2032	\$10,200	1	\$2,100		
	Other Observation, Extent : N/A, Area	Affected: 1	00%				
	Location : Inside And Outside						
	Explanation : CCTV Surveillance Ca	meras					
Generic	10%	2027	\$10,200	1	\$2,100		
	Other Observation, Extent: N/A, Area	Affected: 1	00%				
	Location : Cafeteria, Hallways And H	Exit Doors					
	Explanation: Intrusion Alarm And M	lotion Senso	r				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2032	\$41,900	1-3	\$10,600		
	Other Observation, Extent : N/A, Area	Affected : 1	00%				
	Location: Throughout The Building						
	Explanation: Strobe Lights, Horns, A	llarm Bell, S	Smoke Detector, I	Pull Box	And Fire Alarm		
	Panel						

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

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

Asset #: 1959

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	20.52	ماد ماد	_	017.0 00	
Fuel Oil No 2	100%	2052	* *	5	\$17,200	
Conversion Equipment	1000/	2045	* *		#27 400	
Hot Water Boiler	100%	2045		1	\$27,400	
	Recent Repair Evident, Extent . Location : Boiler Room					
	Other Observation, Extent : Lig Location : 1st Floor	ght, Area Affected :	100%			
	Explanation : 6 Seperate Boil Room Has Hot Water Boiler I			eating. C	enter Boiler	
Distribution						
Hot Wtr Piping/Pump	75%	2040	* *	4	\$2,100	
	Recent Replace Evident, Extent Location : Boiler Room	: Light, Area Affec	ted : 100%			
Hot Wtr Piping/Pump	25%	2040	* *	4	\$700	
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%	2026	\$41,000	1		
No Component	70%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,900	
Exhaust Fans	1000/	• • • •	de de		4. - 00	
Roof	100%	2040	* *	2	\$1,700	
Plumbing						
H/C Water Piping	1000/	2025	* *			
Galvanized Steel	100%	2037	* *	1		
HW Heat Exchanger	1000/	2022	#261 000	4	Φ. 7. 7.0.0	
Steam Fired	100%	2032	\$261,900	4	\$5,500	
Sanitary Piping	1000/	LIEE	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *			
Cast Iron	100%	LIFE	* *	1		
Fixtures	1000/					
Generic	100% Obsolete Fixtures, Extent : Sev	ava Avaa Affaatad :	100%			
	Location : Throughout	ere, Area Affectea :	100/0			
Ei., C.,,,,,,,	Locution . Intoughout					
Fire Suppression						
Sprinkler	100%	2052	* *	1.2	¢15 500	
Generic	10070	2052		1-2	\$15,500	

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

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

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

Asset #: 1959

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Chemical System						
Dry	10%	2027	\$4,800	1-3	\$21,800	
	Other Observation, Extent : Light, Area	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.

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 : 16-Nov-2022 Landmark Status : NONE

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

Block : 3752 Lot : 13 BIN : 2088552

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$111,700	\$122,800
Interior Architecture	\$226,200	\$2,532,100
Mechanical	\$425,200	\$306,700
Site Pavements	\$131,300	
Total	\$894,400	\$2,961,700
Importance Code A	\$264,800	\$122,800
Importance Code B	\$629,600	\$2,838,800
Total	\$894,400	\$2,961,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$4,100			\$14,400
Interior Architecture	\$43,900		\$14,500	
Electrical	\$12,000	\$18,100	\$12,000	\$12,900
Mechanical	\$91,700	\$32,800	\$40,400	\$101,200
Site Enclosure	\$15,600			
Site Pavements	\$600			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$182,400	\$65,300	\$81,300	\$142,800
Importance Code A	\$4,100	\$3,600	\$3,600	\$18,200
Importance Code B	\$118,700	\$61,700	\$77,600	\$124,600
Importance Code C	\$59,500			
Total	\$182,400	\$65,300	\$81,300	\$142,800



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

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

Asset #: 4450

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/					_	4.22 000	
Masonry: Brick	95%			LIFE	* *	5	\$122,800	
Window Wall	5%			2054	* *	5	\$24,200	
Windows Aluminum	100%			2050	* *	5	¢19 000	
	100%			2030		3	\$18,900	
Parapets Concrete Masonry Unit	45%			LIFE	* *	5	\$12,200	
Masonry: Brick	50%			LIFE	* *	5	\$12,200	
Metal Panel	5%			2054	* *	5	\$4,600	
Roof							\$.,000	
Modified Bitumen	Water Per Location Worn/Ero	n : Lower R	\$111,700 extent : Moderate, A loof Into Television : Moderate, Area A out	Room				
Soffits								
Metal, Corrugated	Corrosion Location Staining/L	ı : Main En	, Extent : Light, Are			1		
Interior								
Floors Cast in Place Concrete	10%			LIFE	* *	5	\$24,200	
Cast in Flace Concrete Ceramic Tile	5%			2043	* *	5	\$5,500	
Vinyl Tile	85%			2034	\$2,532,100	3	\$35,200	
vinyi Tile	Patching .		tent : Light, Area A out			3	Ψ33,200	
Interior Walls								
Concrete Masonry Unit		netration, E	\$43,900 extent : Moderate, A de, 4th Floor Aparta		* * cted : 10%	5	\$9,600	
Glass: Single Pane	10%			LIFE	* *	5	\$7,200	
Gypsum Board	65%			LIFE	* *	5	\$37,300	
Ceilings Exposed Struc: Concrete	700/	Now	\$226,200	LIFE	* *	5	\$12,100	
Exposed Struc. Concrete	Water Per	etration, E	xtent : Moderate, A Rooms On Fourth I	rea Affec		3	\$12,100	
Gypsum Board	30%			LIFE	* *	5	\$41,400	
Site Enclosure Fence/Gates								
Chain Link	100%			2044	* *			
Free Standing Walls Cast in Place Concrete	100%	Now	\$15,600	2054	* *			
	Broken/M		nents, Extent : Mode		ea Affected : 10%			

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

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

Asset #: 4450

Architecture		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$600	2047	* *			
	O	0 0	xtent : Moderate,	Area Aff	fected : 5%			
	Location	ı : West Side	At Tree Pits					
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	100%	Now	\$131,300	2054	* *			
	O	d/Bulging, E. 1 : North Pat	xtent : Severe, Ar io	ea Affecti	ed : 10%			
	Sinking/Si	ubsiding, Ext	ent : Severe, Area	Affected	! : 5%			
	Location	n : North Pat	io					
	Tripping I	Hazard, Exter	ıt : Severe, Area A	Affected :	5%			
	Location	ı : North Pat	io					
	Other Obs	servation, Ex	tent : Severe, Are	a Affecte	d : 40%			
	Location	ı : North Pat	io	-				
	Explana	tion : Has Be	en Closed Off Di	ıе То На <u>г</u>	zard			

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$300	
	Other Observation, Extent : I	ight, Area Affected : 100%				
	Location : Electrical Room	1st Floor				
	Explanation: One 3,000 An	ipere Main Disconnect Swi	tch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5	\$300	
Raceway						
Conduit	100%	2044	* *	1		
Panelboards						
Fused Disc Sw	10%	2042	* *	5	\$200	
Molded Case Bkrs	90%	2042	* *	5	\$1,700	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	

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

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

Asset #: 4450

Electrical	Current Repa	ir Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2039	* *	1	\$22,700	
Generators						
Diesel	100%	2037	**	1	\$28,600	
	Other Observation, Extent		100%			
	Location : Generator Ro					
-	Explanation: One 156 K	ilovolt Amperes, 125 Ki	lowatts			
Batteries	1000/	202=	***	-	## 50	
Lead/Acid	100%	2027	\$2,400	5	\$2,700	
Fuel Storage	1000/	20.40	مان مان	-		
Main Tank	100%	2049	**	5		
	Other Observation, Extent	_	100%			
	Location : Generator Ro					
	Explanation: One 175 C	fallons				
Lighting						
Interior Lighting	1000/	2020	* *			
LED	100%	2039				
	Other Observation, Extent	_	100%			
	Location: Throughout B	-				
Egress Lighting	Explanation : LED Syste	m instattea in 2013.				
Emergency, Service	60%	2034	\$26,600	1		
Exit, Service	40%	2034	\$20,000 * *	1		
Exterior Lighting	4070	2039		1		
LED	20%	2039	* *			
No Component	80%	2039				
Lightning Protection	8070					
Arresters/Cabling						
Generic	100%	2049	* *	5	\$500	
Alarm	10070	2049		<u> </u>	\$200	
Security System						
Generic	100%	2042	* *	1	\$27,600	
Generic	Other Observation, Extent		100%	1	Ψ27,000	
	Location: Throughout B	_	- · · / •			
	Explanation : Cameras S	-				
Fire/Smoke Detection						
Generic, Digital	100%	2042	* *	1-3	\$45,500	
	100,0	2312			ψ.ε,εσσ	

Mechanical	Current Repai	r Future	Replacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority
Heating					
Energy Source					
Natural Gas	100%	2054	* *	1	

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

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

Asset #: 4450

Mechanical	Current l	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% 0-2 Broken, Extent : Moa Location : Boiler R Other Observation, E	oom. One Boiler Is Extent : Light, Area	Not Work	-	1	\$32,800	
D	Location: Boiler R Explanation: Two		upply Do	mestic Hot Water			
Distribution Hot Wtr Piping/Pump	100%		2042	* *	4	\$5,500	
Terminal Devices Air Handler	10% Other Observation, E Location : Four Un Explanation : Units Place.	its On The Roof			1 aponent l	\$4,600 Is Abandoned In	
Convector/Radiator	90%		2039	* *	1	\$21,400	
Air Conditioning Energy Source Electricity	100%		2050	* *	1		
Conversion Equipment Split Unit Window/Wall Unit No Component	10% 50% 40%		2034 2029	\$171,100 \$136,500	1		
Ventilation Distribution Ductwork/Diffusers	100% Insul. Deteriorating, Location : Roof	Extent : Severe, Ar	LIFE ea Affecte	* * d : 40%	2-5	\$41,100	
Exhaust Fans Interior Roof	20% 80% Now Broken, Extent : Mod Location : 11 Of 93			\$63,900 **	2 2	\$500 \$1,400	
Plumbing H/C Water Piping Galvanized Steel	100%		2039	* *	1		
HW Heat Exchanger Not Accessible	100%						
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, I Location: Basemer Broken, Extent: Seve Location: 1st Floo	nt. Sewage Backing ere, Area Affected :	Up In Ba		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 4450

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2034	\$14,400	4	\$2,300	
Sewage Ejector(s)						
Electric	100%	2029	\$37,700	4	\$2,900	
Backflow Preventer						
Generic	100%	2039	* *	1	\$4,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light Location : Basement To The 4th		100%			
	Explanation: Two Units.	T1001				
Fire Suppression						
Sprinkler						
Generic	100%	2054	* *	1-2	\$20,700	
Chemical System	_					
Generic	100%	2032	\$71,700	1-3	\$364,000	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : DEAN STREET FAMILY RESIDENCE

Address : 2155 DEAN STREET

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 24-Apr-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1440 Lot : 73 BIN : 3038719

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$99,500	\$153,400
Interior Architecture	\$362,400	\$725,000
Electrical		\$212,900
Mechanical		\$1,670,200
Total	\$461,900	\$2,761,500
Importance Code A	\$99,500	\$153,400
Importance Code B	\$362,400	\$2,608,100
Total	\$461.900	\$2,761,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$22,200			
Interior Architecture	\$163,200			\$4,500
Electrical	\$1,500	\$1,100	\$1,400	\$1,100
Mechanical	\$13,700	\$5,400	\$7,200	\$3,900
Site Enclosure	\$5,700			
Site Pavements	\$14,800			
Total	\$221,000	\$6,400	\$8,600	\$9,500
Importance Code A	\$25,000	\$2,800	\$2,800	\$2,800
Importance Code B	\$138,900	\$3,600	\$5,800	\$5,500
Importance Code C	\$57,100			\$1,100
Total	\$221,000	\$6,400	\$8,600	\$9,500



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

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

Asset #: 1972

Architecture	С	urrent Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	150/			LIFE	* *	5	¢12.500	
Masonry: Brick	15% Other Observ Location: F Explanation	Front Facad				5	\$13,500	
Masonry: Limestone	5%			LIFE	* *	5	\$3,400	
Stucco Cement		2-4	\$99,500	2040	* *	5	\$45,000	
	Cracking/Cru Location : I	_	etent : Moderate Sest Facades	, Area A <u>j</u>	fected : 5%			
Windows								
Aluminum	75%			2051	* *	5	\$8,500	
Aluminum w/ Guards	25%			2051	* *	5	\$2,800	
Parapets Metal Panel	10%			2055	* *	5	\$2,900	
	Other Observ Location : (Explanation	Copings	nt : N/A, Area A n Noted	lffected :	100%			
Stucco Cement	90%	2-4 mbling, Ex	\$8,000 etent : Light, Ar	2048 ea Affecte	* * ed : 5%	5	\$8,600	
Roof	Locuiton . 21	bove west	Courtyuru					
Modified Bitumen	95%			2035	\$153,400	10	\$14,400	
Skylight, Metal/Glass	5%			2055	**	10	\$2,500	
Soffits							ΨΞ,ε σ σ	
Stucco Cement	100%			2040	* *	5	\$100	
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,100	
Ceramic Tile	Worn/Eroded,		\$45,500 Moderate, Area A Apartments	2038 Affected :	* * 25%	5	\$2,100	
Mosaic Tile	Cracking/Cru	-	\$9,500 tent : Moderate Corridors And			5	\$2,600	
Marble Panels		_	\$44,300 etent : Severe, A	LIFE rea Affec	* * ted : 5%	5	\$3,100	
Vinyl Tile	Location : T Cracking/Cru Location : T	ng Element Throughout mbling, Ex Throughout	\$290,000 is, Extent : Seve Apartments stent : Moderate Apartments Ioderate, Area	, Area A <u>j</u>	fected : 40%	3	\$10,100	
	Location : T	hroughout	Apartments					

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

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

Asset #: 1972

Architecture		Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Interior				•					
Interior Walls									
Ceramic Tile	5%	ı		2044		* *	5	\$2,200	
Concrete Masonry Unit				LIFE		* *	5	\$1,800	
Gypsum Board	65%	ı		LIFE		* *	5-10	\$49,700	
Masonry: Fieldstone	10%			LIFE		* *	10	\$1,800	
	Other Observation, Extent: Light, Area Affected: 15%								
			out Basement						
	Explana	tion : Open	Joints						
Marble Panels	2%	Now	\$7,700	LIFE		* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5	%			
	Location	n : Corrido	r And Stairs						
	Cracking	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%				
	Location	n : Corrido	r And Stairs						
Plaster	13%)		LIFE		* *	5-10	\$5,000	
Ceilings									
Gypsum Board	80%)		LIFE		* *	5-10	\$113,700	
Plaster	20%)		LIFE		* *	5-10	\$14,200	
	Paint Pee	ling, Extent	: Light, Area Affec	cted : 5%	I			-	
	Location	n : Various	Locations						
Site Enclosure									
Fence/Gates									
Chain Link	100%		\$1,900	2045		* *			
		issing Elem n : East Coi	ents, Extent : Ligh ırtyard	t, Area Ą	ffected : 2%				
Retaining Walls									
Cast in Place Concrete	100%	0-2	\$3,700	2055		* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%				
	Location	n : East And	l West Courtyards						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%		\$5,400	2040		* *			
			Extent: Light, Are	ea Affecte	ed : 10%				
	Location	n : Along D	ean Street						
On-Site Walkways									
Cast in Place Concrete	100%		\$9,400	2048		* *			
	_	_	Extent: Moderate	-	fected : 20%				
	Location	n : East, We	st And Rear Courty	vards					

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

Under 600 Volts

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

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

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

Asset #: 1972

Electrical	Current R	Current Repair Future F		re Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2035	\$14,700	5	\$100	
	Other Observation, Ex		ected :	100%			
	Location : Electrical						
	Explanation: One 40	00 Ampere Main Di	sconne	ect Switch			
Raceway	1000/		2015	* *			
Conduit	100%		2045	**	1		
Panelboards	1000/		20.42	ale ale	_	#000	
Molded Case Bkrs	100%		2043	* *	5	\$800	
Wiring	1000/		2015	* *			
Thermoplastic	100%		2045	* * *	1		
round							
Grounding Devices	1000/			ماد ماد	_	4000	
Generic	100%		LIFE	* *	5	\$800	
ighting							
Interior Lighting	500/		2025	#212.000	10	¢12 100	
Fluorescent	50%		2035	\$212,900	10	\$13,100	
	T-8 Lamps And Fixture Location : Througho	_	rea А <u></u> ЈЈ	естеа : 100%			
LED	50%		2040	* *			
Egress Lighting							
Emergency, Battery	50%		2040	* *	10	\$3,500	
Exit, Battery	50%		2040	* *	10	\$1,000	
Exterior Lighting							
LED	30%		2040	* *			
No Component	70%						
.larm							
Security System							
Generic	100%		2040	* *	1	\$10,700	
	Other Observation, Ex	tent : N/A, Area Aff	ected :	100%			
	Location : Througho	ut The Building					
	Explanation: CCTV	Surveillance Syster	n				

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

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

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

Asset #: 1972

Mechanical	Current Repair		re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	100% Other Observation, Extent : N/A, Area Location : Basement - Boiler Room Explanation : One Steam Boiler	2048 Affected :	**	1	\$28,400	
Distribution Steam Piping/Pump	100%	2035	\$224,100			
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Light, Area Location : Throughout	2033 Affected :	\$228,800 100%	1	\$9,300	
Controls Digital	100% Other Observation, Extent: N/A, Area Location: Boiler Room Explanation: Heat Timer System	2033 Affected :	\$803,600 100%			
Air Conditioning						
Energy Source Electricity	5% Other Observation, Extent: N/A, Area Location: 1st Floor Offices Explanation: Location Noted	2043 Affected :	**	1		
No Component	95%					
Conversion Equipment Window/Wall Unit	5% Other Observation, Extent: N/A, Area Location: 1st Floor Offices Explanation: Location Noted	2030 Affected :	\$5,300 100%	1		
No Component	95%					
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$25,300	
Exhaust Fans	10070	LIEL		2-3	\$23,300	
Roof	100%	2030	\$54,300	2	\$900	
Plumbing H/C Water Piping Brass/Copper	100%	2035	\$359,400	1		
HW Heat Exchanger Steam Fired	100% Other Observation, Extent: N/A, Area Location: Boiler Room Explanation: Two Built-in-boiler Un	-	**	4	\$4,200	
Sanitary Piping	F	<u> </u>				
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron No Component	20% 80%	LIFE	* *	1		

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

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

Asset #: 1972

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Submersible	100%		2028	\$900	4	\$900	
Backflow Preventer					•		
Generic	100%		2040	* *	1	\$1,800	
Fixtures	_			_	•		
Generic	100%						
Hot Water Storage Tank					•		
Generic	100%		2040	* *	1		
	Other Observation	Other Observation, Extent : N/A, Area Affected : 100%					
	Location : Boiler	Room					
	Explanation : Or	ne 119 Gallon Unit					

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$117,800	\$73,200
Electrical		\$749,200
Mechanical	\$380,100	\$317,800
Total	\$497,900	\$1,140,200
Importance Code A	\$173,000	\$73,200
Importance Code B	\$324,900	\$1,067,000
Total	\$497,900	\$1,140,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$52,300	\$45,800	_	_
Interior Architecture	\$71,500		\$11,000	
Electrical	\$10,200	\$7,000	\$6,200	\$6,600
Mechanical	\$21,800	\$20,300	\$19,600	\$9,400
Site Pavements	\$34,000			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$205,200	\$88,400	\$52,300	\$31,300
Importance Code A	\$54,200	\$49,200	\$3,300	\$3,300
Importance Code B	\$111,100	\$39,200	\$49,000	\$28,000
Importance Code C	\$39,800			
Total	\$205,200	\$88,400	\$52,300	\$31,300



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

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

rchitecture	Current Repair	Future R	eplacement	Ma		
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick		\$117,800 LIFE	**	5	\$73,200	
	Diagonal Cracks, Extent : M. Location : Penthouse	loderate, Area Affected :	2%			
	Efflorescence, Extent: Light	Area Affected · 10%				
	Location: Throughout	, 111 ca 11, jecica . 1070				
	Joint Mortar Miss/Erod, Ext	ent : Moderate, Area Aff	ected : 10%			
	Location: Throughout					
Window Wall	25%	2052	* *	5	\$91,600	
	Glazing Clouded, Extent: M. Location: Throughout	loderate, Area Affected :	50%			
Windows						
Aluminum	95% Now	\$15,700 2048	* *	5	\$8,400	
	Broken/Missing Elements, E	xtent : Moderate, Area A	ffected : 2%			
	Location : Insect Screens					
	Glazing Clouded, Extent: M. Location: Throughout	loderate, Area Affected :	25%			
Metal Louvers	5%	2041	* *	10	\$5,500	
Parapets						
Concrete Masonry Unit	44%	LIFE	* *	5	\$2,200	
Masonry: Brick	49% 0-2	\$26,900 LIFE	**	5	\$2,200	
	Water Penetration, Extent: Location: West End Over		: 13%			
Madal Danal	5% 2-4		* *	5	\$400	
Metal Panel	5% 2-4 Caulking Deteriorated, Exte	·		3	\$400	
	Location: Throughout	m . Moderate, med mye	cica . 570			
Metal Rail	2%	2045	* *	5-10	\$1,600	
Roof					* /* *	
Modified Bitumen	100% Now	\$9,400 2037	* *			
	Patching Evident, Extent : N Location : Upper Roof	Noderate, Area Affected :	2%			
	Vegetation Growth, Extent : Location : Lower Roof	Moderate, Area Affected	! : 2%			
	Water Penetration, Extent : Location : Lower Roof, 3rd		: 2%			
Soffits	J /					
Stucco Cement	100%	2045	* *	5		

Interior

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

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors						_	***	
Cast in Place Concrete	10%	3.7	#21 7 00	LIFE	* *	5	\$21,700	
Sheet Vinyl/Rubber	1%	Now	\$31,700 etent : Severe, Area	2042		5	\$700	
				Ајјестеа	. 30%			
	Location : Elevators Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
	Misaligned/Bulging, Extent : Severe, Area Affected : 50% Location : Elevators							
			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	#2420	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.

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

Architecture	Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Activity Yard							
Asphalt	10% Now	\$4,800	2047	* *			
	Cracking/Crumbling,	Extent : Severe, Ar	rea Affec	eted : 100%			
	Location : Basketba	all Court					
	Misaligned/Bulging, Extent: Severe, Area Affected: 20%						
	Location : Basketba	all Court					
Cast in Place Concrete	65% Now	\$4,900	2045	* *			
	Misaligned/Bulging, Extent: Moderate, Area Affected: 10%						
	Location : Rear Yar	rd	50				
	Sinking/Subsiding, Extent: Moderate, Area Affected: 10%						
	Location: Rear Yard						
	Tripping Hazard, Extent: Moderate, Area Affected: 10%						
	Location : Rear Yar						
Pavers/Stone	25%		2041	* *			

Currer	nt Repair	Futur	e Replacement	М	aintenance	
		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2042	* *	5	\$300	
Other Observation	, Extent : Light, Area	Affected	: 100%			
Location : Electr	rical Room					
Explanation: Fo	our 800 Ampere Main	Disconn	ect Switches			
100%		2042	* *	5	\$300	
100%		2042	* *	1		
10%		2040	* *	5	\$200	
90%		2040	* *	5	\$1,600	
100%		2042	* *	1		
100%		2037	* *	5	\$400	
100%		LIFE	* *	5	\$1,000	
100%		2037	* *	1	\$20,500	
100%		2035	\$106,100	1	\$25,800	
Other Observation	, Extent : Light, Area	Affected	: 100%			
Location : Gener	rator Room First Floo	r				
Explanation: Or	ie 250 Kilowatts					
	100% Other Observation Location : Electr Explanation : For 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 1	Total (Years) 100% Other Observation, Extent: Light, Area Location: Electrical Room Explanation: Four 800 Ampere Main 100% 100% 100% 100% 100% 100% Other Observation, Extent: Light, Area	100% 2042	Nof 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 Pail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power							
Batteries				_			
Lead/Acid	100%	2026	\$2,400	5	\$2,500		
Fuel Storage	1000/	• • • •	* *	_			
Main Tank	100%	2047		5			
	Other Observation, Extent : Light, Area Location : Generator First Floor	а Ајјестеа :	100%				
	Explanation: One 175 Gallons						
ighting	Explanation . One 1/3 Gations						
Interior Lighting							
Fluorescent	40%	2032	\$395,200	10	\$24,400		
Tuorescent	T-8 Lamps And Fixtures, Extent: Light			10	Ψ2 1,100		
	Location : Hallways	, 33					
Fluorescent	20%	2032	\$197,600	10	\$12,200		
Tuorescent	T-12 Lamps And Fixtures, Extent: Ligh			10	Ψ12,200		
	Location: Throughout The Building						
LED	40%	2037	* *				
LED	Recent Installation, Extent : Light, Area		. 100%				
	Location : Hallways						
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	1000/	20.45	ale ale	_	4500		
Generic	100%	2047	* *	5	\$500		
Alarm							
Security System No Component	80%						
Generic	10%	2032	\$12,200	1	\$2,500		
Generic	Other Observation, Extent : Light, Area			1	Ψ2,300		
	Location: Inside And Outside						
	Explanation : CCTV Surveillance Ca	mera Svste	m				
Generic	10%	2032	\$12,200	1	\$2,500		
	Other Observation, Extent : Light, Area			•	Ψ2,500		
	Location : Hallways And Exit Doors	55					
	Explanation : Intrusion Alarm And M	Iotion Sense	or				
Fire/Smoke Detection	-						
No Component	70%						
Generic, Digital	30%	2032	\$50,300	1-3	\$12,700		
	Other Observation, Extent : Light, Area	a Affected :	100%				
	Location: Throughout The Building						
	Explanation: Strobe Lights, Alarm B	ell, Horns,	Smoke Detector, I	Manual I	Pull Box And Fire		
		ell, Horns,	Smoke Detector, I	Manual I	Pull Box And Fire		

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

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	4000/				di di			
Natural Gas	100%			2052	* *	1		
Conversion Equipment	200/			2022	# 40.400	1	Φ	
Furnace	20%			2032	\$40,400	1	\$6,600	
Hot Water Boiler	40%	NI	¢55 200	2045 2045	* *	1	\$13,200	
Hot Water Boiler	40%		\$55,200 nt : Moderate, Area			1	\$11,800	
	-	_	ni . Moueraie, Arec 00m. One Boiler In					
Distribution	Locuiton	. Botter R	oom. One Botter In	орегион				
Hot Wtr Piping/Pump	100%			2040	* *	4	\$3,300	
Terminal Devices	10070			2010		•	Ψ3,300	
Convector/Radiator	100%			2037	* *	1	\$21,500	
Air Conditioning	10070						\$21,000	
Energy Source								
Electricity	100%			2048	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	20%			2032	\$142,400	2	\$800	
Cooling								
Window/Wall Unit	60%			2027	\$147,600	1		
No Component	20%							
Ventilation								
Distribution	1000/				ale ale		#25 100	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,100	
Exhaust Fans	10%			2032	\$20,000	2	\$200	
Interior Roof	90%	0-2	\$11,300	2032	\$28,800 \$113,400	2 2	\$1,500	
Rooi			t : Moderate, Area .			2	\$1,500	
			Perfecent Of Roof					
Plumbing			- yy					
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
HW Heat Exchanger								
HTHW/HW	50%			2058	* *			
HTHW/HW	50%	Now	\$54,600	2062	* *			
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 50%			
		: Boiler R						
	Explana	tion : Coils	In Broken Boiler N	ot Work	ing			
Sanitary Piping								
Cast Iron	50%	0-2	\$122,700	LIFE	* *	1		
			: Severe, Area Affe		9%			
		. Dusemer	nt. Leaking Sewer S	ysiem				
Under Construction	50%		7 37/4 4 4	cc . 1	00/			
	Other Observation, Extent : N/A, Area Affected : 0% Location : Basement							
				day C	antimotion 44 D =			
Charma Dunio Dinio	Explana	uon : Parti	al Sewer System Ur	iaer Con	istruction At Basen	rent		
Storm Drain Piping	100%							
Under Construction	100%							

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

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

DEPT. OF HOMELESS SERVICES - 071 E.119 STREET VETERANS RESIDENCE

Asset #: 2594

Mechanical	hanical Current Repair Future Replacement		M			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	50%	2032	\$6,500	4	\$700	
Submersible	50% Now \$1,0		\$1,000	4	\$700	
	Broken, Extent : Moderate, Area A	•				
	Location : Basement. Two Sump	Pumps Not Working	g			
Sewage Ejector(s)						
Electric	100%	2032	\$34,000	4	\$2,600	
Backflow Preventer						
No Component	50%					
Generic	50%	2037	* *	1	\$2,000	
	Other Observation, Extent : Light,	Area Affected : 100	0%			
	Location: Basement					
	Explanation : Only On Sprinkler	And Standpipe Ser	vice			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 100	0%			
	Location: C-6					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2042	* *	1-5	\$33,500	
Sprinkler						
Generic	100%	2042	* *	1-2	\$18,600	
Fire Pump						
Generic	100%	2035	\$62,000	1	\$12,400	

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

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

Page: 111

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$832,200	
Interior Architecture	\$737,200	
Electrical	\$619,100	\$215,200
Mechanical	\$240,800	\$888,600
Total	\$2,429,200	\$1,103,700
Importance Code A	\$832,200	
Importance Code B	\$1,535,800	\$1,103,700
Importance Code C	\$61,200	
Total	\$2,429,200	\$1,103,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$69,300		\$10,400	
Interior Architecture	\$65,200	\$1,700		\$4,500
Electrical	\$7,700	\$5,100	\$46,800	\$4,700
Mechanical	\$72,800	\$4,300	\$40,200	\$4,900
Elevators/Escalators	\$7,700	\$7,700	\$7,700	\$7,700
Total	\$222,700	\$18,800	\$105,100	\$21,800
Importance Code A	\$99,300	\$1,400	\$11,900	\$1,400
Importance Code B	\$90,700	\$15,600	\$93,300	\$20,400
Importance Code C	\$32,800	\$1,700		
Total	\$222,700	\$18,800	\$105,100	\$21,800



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

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

Asset #: 4441

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick	97% 0-2 \$177,600 Caulking Deteriorated, Extent : Mode Location : At Steel Lintels Throughd Spalling, Extent : Moderate, Area Affi	erate, Area Affected : 5% out	5	\$44,200	
	Location: Front Facade Other Observation, Extent: Moderate Location: East Facade Explanation: Stucco On Brick				
Pre-Cast Concrete	3%	LIFE **	5	\$4,400	
Windows Aluminum	100% Now \$654,500 Air Infiltration, Extent: Severe, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Seven Location: Throughout	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: Sever Location: Coping Open Joints, Extent: Severe, Area Aff Location: Coping Worn/Eroded, Extent: Severe, Area Aff Location: Coping	ere, Area Affected : 20% Sected : 25%	5	\$3,100	1
Roof					
Modified Bitumen Panel/Paver: Cer/Brk	80% 20% Now \$34,100 Vegetation Growth, Extent: Moderate Location: Lower Roof Water Penetration, Extent: Severe, An 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 : Se		5 5	\$4,700 \$1,100	
	Location: Toilet Rooms	vere, лиси лугеней . 5/0			
Quarry Tile Vinyl Tile	5% 85% Now \$586,000 Worn/Eroded, Extent : Severe, Area A Location : Corridors And Some Offi	ffected : 30%	5 3	\$3,200 \$13,600	

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

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

Asset #: 4441

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,800	
Gypsum Board	65%	Now	\$61,200	LIFE	* *	5	\$26,900	
		•	amage, Extent : Se rs, Ramp Walls, 1st					
Plaster	20%	Now	\$32,800	LIFE	* *	5	\$4,100	
		r/Impact Do i : Corridor	amage, Extent : Se	vere, Are	a Affected : 5%		, ,	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	* *	5	\$38,300	
Exposed Struc: Concrete	7%			LIFE	* *	5	\$500	
Exposed Struc: Steel	3%	Now	\$90,000	LIFE	* *			
			xtent : Moderate, A al Room Basement	Area Affe	cted : 60%			
	Explana	tion : Corre	oded Corrugated M	letal Und	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%			
	Location	: Rear Of	Building					
	Explana	tion : This I	Is A Sidewalk In Th	ne Rear Y	ard Adjoining Neig	ghboring	Property	

ectrical	Current R	epair I	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2	.033	\$14,700	5	\$100	
	Other Observation, Ex	ctent : Light, Area Affe	ected	: 100%			
	Location : Electrical	Room					
	Explanation: Main	Service Switch Rated	At 80	0 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	25%	2	.033	\$23,800	5		
Molded Case Bkrs	75%	2	.033	\$71,400	5	\$600	
Raceway							
Conduit	100%	2	.033	\$40,300	1		
Panelboards							
Fused Disc Sw	10%	2	.032	\$3,900	5	\$100	
Molded Case Bkrs	90%	2	.032	\$35,100	5	\$700	
Wiring							
Thermoplastic	100%	2	.033	\$56,900	1		
Motor Controllers							
Locally Mounted	100%	2	.031	\$86,800	5	\$200	

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

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

Asset #: 4441

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
tand-by Power						
Transfer Switches	4000	• • • •	0 < 100		40.000	
Automatic	100%	2031	\$6,400	1	\$8,900	
Generators Diesel	100% Other Observation, Extent : Light, Area Location : Basement, Generator Room Explanation : Emergency Generator I	n		1	\$11,200	
Batteries	1 5 7					
Lead/Acid	100%	2026	\$2,400	5	\$1,100	
Fuel Storage						
Main Tank	100% Other Observation, Extent: Light, Area Location: Basement Explanation: 275 Gallons Rated Cap		* * : 100%	5		
ighting						
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 : Li	2028	\$8,600	10	\$500	
	Location: Storage Room	5m, mea	пуссиси : 100/0			
Egress Lighting						
Emergency, Service	50%	2028	\$8,700	1		
Exit, Service	50%	2028	\$6,100	1		
Exterior Lighting			•			
LED	20%	2041	* *			
No Component	80%					
larm						
Security System						
Generic	100%	2028	\$52,900	1	\$10,800	
	Other Observation, Extent: Light, Area Location: Hallways, Roof, Front Of T	The Buildi	ing And Exit Doors	·		
71. (2. 1	Explanation : CCTV Surveillance Car	neras And	d Intrusion Alarm			
Fire/Smoke Detection	1000/	2020	ф до д 00	1.2	017.000	
Generic, Digital	100%	2028	\$72,700	1-3	\$17,800	
	Other Observation, Extent: Light, Area	Ајјестеа	. 100%			
	Location: Throughout The Building		ata And Carl D	4		
	Explanation : Manual Pull Station, St	robe Ligh	us Ana Smoke Dete	ectors		

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.

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

Asset #: 4441

Mechanical		Current l	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source	1000/			20.42				
Natural Gas	100%			2043	* *	1		
Conversion Equipment Hot Water Boiler		-	\$30,000 int : Severe, Area A _j it. No. 2 Boiler Ma	-		1 rvice	\$12,800	
	Location	: Basemer	Extent : N/A, Area A nt Boiler Room	lffected :	100%			
Distribution	Expiana	tion : 2 Un	its					
Hot Wtr Piping/Pump	100%			2032	\$61,700	4	\$1,400	
Terminal Devices Air Handler	40%			2033	\$212,200	1	\$7,100	
Convector/Radiator	50%			2033	\$115,300	1	\$4,700	
Fan Coil Unit/Heat	10%			2033	\$69,900	1	\$900	
Air Conditioning	1070				403,300		4,00	
Energy Source Electricity	100%			2041	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	70%	0-2	\$64,300	2031	\$321,500	2	\$1,000	
Treating/Cooling	Location R-22 Refri	: Units No gerant, Ex	t : Moderate, Area ot Efficient And Not tent : Light, Area A Each Floor Has Se	Product	ing Enough Cold A 100%	ir		
Window/Wall Unit	10%			2028	\$10,700	1		
No Component	20%							
Heat Rejection Water Cooling Tower	100% Corroded, Location		\$22,800 Toderate, Area Affec	2027 cted : 20	\$113,900 %	2	\$23,200	
		Extent : M	loderate, Area Affe	cted : 10	%			
		ent, Extent	: Moderate, Area A	Affected :	25%			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,100	
Exhaust Fans Interior	Location	: Through			* * ected : 100%	2	\$400	
		tion : Poor	Ventilation In Buil	ding				
No Component	50%							

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

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

Asset #: 4441

Mechanical	Current Repa	ir Future	Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping	- 00/	412 - 00 2010	de de			
Brass/Copper	70% 0-2	\$12,700 2043	**	1		
	Booster Pump w/Tank, Ext		ffected: 100%			
~	Location : Basement. De					
Galvanized Steel	30%	2031	\$108,000	1		
Water Heater With Tanks	4000/	4.7. 000 200 0	446			
Gas Fired	100% 0-2	\$5,000 2028	\$16,700	2		
	Corroded, Extent : Modera		Ó			
	Location: Storage Tank,		200/			
	Leak Evident, Extent: Mod		20%			
	Location: Storage Tank,		ad . 500/			
	On Extended Life, Extent : Location : Storage Tank,	**	ea : 30%			
Considerate District	Location . Storage Tank,	Dotter Room				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	10070	LIIL		1		
Electric	100%	2033	\$14,800	4	\$1,100	
Fixtures	10070	2033	Ψ11,000		ψ1,100	
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Basement To	6th Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$8,100	
Fire Pump					* = 1	
Generic	100%	2036	* *	1	\$5,400	

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

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

Page: 117

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$58,200	\$927,200
Interior Architecture		\$104,400
Electrical	\$83,400	\$713,000
Mechanical		\$1,172,500
Total	\$141,600	\$2,917,100
Importance Code A	\$58,200	\$1,496,900
Importance Code B	\$83,400	\$1,420,200
Total	\$141,600	\$2,917,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,600			
Interior Architecture	\$26,000		\$9,700	
Electrical	\$13,000	\$8,900	\$8,300	\$9,500
Mechanical	\$15,200	\$101,000	\$15,700	\$6,100
Site Pavements	\$57,100			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$160,300	\$124,200	\$48,200	\$30,000
Importance Code A	\$41,000	\$21,700	\$3,000	\$3,000
Importance Code B	\$54,900	\$102,500	\$45,200	\$27,000
Importance Code C	\$64,400			
Total	\$160,300	\$124,200	\$48,200	\$30,000



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

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

Asset #: 51

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$66,600	
Metal Panel		Now	\$5,800	2052	* *	5	\$8,300	
	Water Penetration, Extent : Light, Area Affected : 10%							
			Into Lounges					
			xtent : Light, Area		: 100%			
			Window Atrium Bu	lkheads				
	Explanation	on : Metai	Cladding					
Weathering Steel	5%	_		LIFE	**	1		
			xtent : Light, Area		: 100%			
			indows And Windo					
			sed Steel Window I					
Window Wall	15%		\$19,800	2052	**	5	\$25,000	
			g, Extent : Light, A	rea Affec	ted : 10%			
	Location :	Lobby W	indows					
Windows	1000/			2040	* *	-	¢10.200	
Aluminum	100%			2040		5	\$19,300	
Parapets Concrete Masonry Unit	45%			LIFE	* *	5	\$2,300	
Masonry: Brick	45%			LIFE	* *	5 5	\$2,000	
Metal Panel		Now	\$3,500	2052	* *	5	\$2,000 \$900	
Metal Fallel			\$5,500 tent : Moderate, A			3	\$900	
	Location :			геи Ајјес	ieu . 25/0			
Roof	Bocation .	1 arapet	Coping					
IRMA/Protected	15%	Now	\$5,600	2032	\$278,100			
Membrane					·			
	-		xtent : Light, Area	Affected	: 5%			
	Location :		•					
			xtent : Moderate, A					
		4th Floor	r Balcony Into Sup	erintende	ents Apartment			
Modified Bitumen	85%	4+	\$58,200	2032	\$582,400			
			Moderate, Area A	ffected : .	25%			
	Location :	_						
	Ponding, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Water Penetration, Extent: Moderate, Area Affected: 5%							
			of Into 4th Floor A					
Soffits			-					
Exposed Struc: Steel	100%			LIFE	* *	5	\$1,300	
terior								

Interior

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

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

Asset #: 51

Architecture		Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior				•				
Floors								
Cast in Place Concrete	15%		4.5. - 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	#4.600	2041		_	#2.100	
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			#4.600	LIFE	* *	5	\$3,300	
Gypsum Board	13%		\$4,600	LIFE		5	\$17,000	
	_	Crumbung, เ : 4th Floo	Extent : Light, Are	га Ајјесте	a : 2%			
			r Elevalor xtent : Moderate, A	lmag Affaa	tad : 50/			
			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.

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

Page: 120

DEPT. OF HOMELESS SERVICES - 071 EAST NEW YORK AVENUE SRO

Asset #: 51

Architecture	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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	Cu	rrent Repair	Futur	e Replacement	М	Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2042	* *	5	\$300	
		tion, Extent : N/A, Area A	ffected :	100%			
		ectrical Room					
	Explanation	: Two Main Service Disco	nnect Su	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	\$106,100	1	\$23,600	
		tion, Extent : N/A, Area A	ffected :	100%			
	Location : Ro						
	Explanation	: Emergency Generator R	ated At 1	100 Kilowatts			
Batteries							
Lead/Acid	100%		2026	\$2,400	5	\$2,300	
Fuel Storage							
Not Accessible	100%						

Lighting

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

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

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

Asset #: 51

Electrical	Current Repair	Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
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%							
Alarm								
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 Ca	meras						
Fire/Smoke Detection	1000/	2022	41.53.5 00	1.0	420.5 00			
Generic, Analog	100%	2032	\$153,700	1-3	\$38,700			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation : Strobe Lights, Manual	Pull Stati	ons, Smoke Detecto	ors, Aları	n Bells, Horns			

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

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

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

Asset #: 51

% of Fail Date	Fetimated Cost					
Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Corroded, Extent : Mo Location : Roof	oderate, Area Affec	cted : 309	%	1	\$2,700	
Location : Due To G Other Observation, E. Location : Roof	Gas Line Was Shut (xtent : N/A, Area A	Off. Roof	•			
	113	2020	\$560,700	1	\$27.100	
Boiler Used For Hot Location : Basemen	t Boiler Room	ht, Area	Affected: 100%	1	\$27,100	
Location: Basemen	t Boiler Room	Iffected :	100%			
100%		2040	* *	4	\$3,000	
1000/		•••	0.40= 0.00		440 - 00	
100%		2030	\$487,200	1	\$19,700	
100%		2040	* *	1		
10070		2040		1		
2%		2032	\$13,100	2	\$100	
Location: 1st Floor	•		100%			
	levator Machinery					
Location: 1st Floor	•	lffected :	100%			
	e Area	2027	\$22,000	1		
		2027	\$33,900	1		
OU 70						
100%		LIFE	* *	2-5	\$34,000	
					40 -,000	
	\$3,500 nt : Moderate, Are	2032 a Affecte	\$34,700 d : 30%	2	\$400	
		2032	000 002	2	¢1 200	
/070		2032	\$80,900		\$1,500	
100%		2042	* *	1		
	Location: Roof Not in Service, Extent Location: Due To Co Other Observation, E. Location: Roof Explanation: 4 Uni 90% Boiler Used For Hot Location: Basemen Other Observation, E. Location: Basemen Explanation: 2 Uni 100% 100% Other Observation, E. Location: 1st Floor Explanation: For E 3% Other Observation, E. Location: 1st Floor Explanation: Office 15% 80% 100% 30% 0-2	Corroded, Extent: Moderate, Area Affect Location: Roof Not in Service, Extent: Moderate, Area Location: Due To Gas Line Was Shut to Other Observation, Extent: N/A, Area A Location: Roof Explanation: 4 Units 90% Boiler Used For Hot Water, Extent: Lig Location: Basement Boiler Room Other Observation, Extent: N/A, Area A Location: Basement Boiler Room Explanation: 2 Units 100% 100% Other Observation, Extent: N/A, Area A Location: Ist Floor Explanation: For Elevator Machinery 3% Other Observation, Extent: N/A, Area A Location: Ist Floor Explanation: Office Area 15% 80% 100% 30% 0-2 \$3,500 Noisy/Vibrating, Extent: Moderate, Are Location: Roof 70%	Corroded, Extent: Moderate, Area Affected: 30% Location: Roof Not in Service, Extent: Moderate, Area Affected Location: Due To Gas Line Was Shut Off. Roof Other Observation, Extent: N/A, Area Affected: Location: Roof Explanation: 4 Units 90% Boiler Used For Hot Water, Extent: Light, Area Location: Basement Boiler Room Other Observation, Extent: N/A, Area Affected: Location: Basement Boiler Room Explanation: 2 Units 100% 2040 100% 2040 206 Other Observation, Extent: N/A, Area Affected: Location: Ist Floor Explanation: For Elevator Machinery Room 3% 2027 Other Observation, Extent: N/A, Area Affected: Location: Ist Floor Explanation: Office Area 15% Location: Office Area 15% Some 100% LIFE 30% 0-2 \$3,500 2032 Noisy/Vibrating, Extent: Moderate, Area Affected Location: Roof 70% 2032	Corroded, Extent: Moderate, Area Affected: 30% Location: Roof	Corroded, Extent: Moderate, Area Affected: 30% Location: Roof Not in Service, Extent: Moderate, Area Affected: 100% Location: Due To Gas Line Was Shut Off. Roof Other Observation, Extent: N/A, Area Affected: 100% Location: A Units 90% 2030 \$569,700 1 Boiler Used For Hot Water, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Other Observation, Extent: N/A, Area Affected: 100% Location: Basement Boiler Room Explanation: 2 Units 100% 2040 ** 4 100% 2030 \$487,200 1 100% 2040 ** 1 20% Cother Observation, Extent: N/A, Area Affected: 100% Location: Ist Floor Explanation: For Elevator Machinery Room 3% 2027 \$42,400 Other Observation, Extent: N/A, Area Affected: 100% Location: Ist Floor Explanation: Office Area 15% 2027 \$33,900 1 80% LIFE ** 2-5 30% 0-2 \$3,500 2032 \$34,700 2 Noisy/Vibrating, Extent: Moderate, Area Affected: 30% Location: Roof 70% 2032 \$80,900 2	Corroded, Extent : Moderate, Area Affected : 30% Location : Roof Not in Service, Extent : Moderate, Area Affected : 100% Location : Due To Gas Line Was Shut Off. Roof Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 4 Units 90%

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

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

Asset #: 51

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$11,900	4	\$1,300	
Sewage Ejector(s)						
Electric	100%	2032	\$31,200	4	\$2,400	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N	/A, Area Affected : 10	00%			
	Location: Basement To 4th I	Floor				
	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.

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

Page: 124

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : FANNY BARNES

Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE

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

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

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

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

Block : 3583 Lot : 6 BIN : 3082035

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$755,700	\$54,900
Interior Architecture	\$230,000	\$410,900
Electrical	\$398,400	
Mechanical	\$340,300	\$651,000
Total	\$1,724,500	\$1,116,800
Importance Code A	\$755,700	\$422,700
Importance Code B	\$816,000	\$694,100
Importance Code C	\$152,800	
Total	\$1,724,500	\$1,116,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$68,500			
Interior Architecture	\$86,300	\$6,000		\$1,700
Electrical	\$1,600	\$4,600	\$4,000	\$5,200
Mechanical	\$7,400	\$50,000	\$8,800	\$64,300
Total	\$163,800	\$60,600	\$12,800	\$71,100
Importance Code A	\$70,300	\$1,800	\$1,800	\$1,800
Importance Code B	\$60,000	\$58,800	\$11,000	\$69,300
Importance Code C	\$33,500			
Total	\$163,800	\$60,600	\$12,800	\$71,100



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

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

Asset #: 4455

chitecture		Current Repair Future Replacement Maintenance				aintenance		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	Water Pen		\$123,900 xtent : Moderate, A out 4th Floor	LIFE rea Affed	* * cted : 20%	5	\$30,800	
Pre-Cast Concrete	3%			LIFE	* *	5	\$7,500	
Stucco Cement	Location Cracking/C Location Other Obs Location	issing Elem : 3rd And Crumbling, : Through ervation, E : Inner Co	Extent : Moderate out Extent : Light, Area ourtyard And East I	, Area A <u>j</u> Affected	ffected : 20% : 15%	5	\$54,900	
TT." 1	Explanat	tion : Graff	îti					
Windows Aluminum	Ctrwt/Balr	Now nc Not Fund : Through	\$42,600 ct, Extent : Moderc out	2042 ute, Area	* * Affected : 20%	5	\$9,200	
Parapets								
Cast Stone/Terra Cotta	Broken/Mi Location Cracking/0	: Main Ro	Extent : Light, Are			5	\$2,500	
Masonry: Brick	Diagonal (Location Water Pen	: Through	xtent : Moderate, A			5	\$2,600	
Masonry: Brick	Cracking/O Location Other Obs Location	: Through ervation, E : Inside F	\$81,300 Extent: Moderate out Extent: Moderate, 2 ace Of Parapet ent Stucco On Brick	Area Affe		5	\$3,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100	
Roof								
Modified Bitumen	Miss/Dam	Now aged Flash : Main Roo	\$6,200 sings, Extent : Ligh of	2039 t, Area A	* * ffected : 5%			
Skylight, Metal/Glass	Water Pen	Now etration, E. : Stair Bui	\$8,100 xtent : Moderate, A lkhead	2044 rea Affed	* * cted : 5%			
Soffits								
Stucco Cement	100%			2039	* *	5		

Interior

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

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

Asset #: 4455

Architecture	Current Re	pair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, E Location : Basement	\$4,400 Extent : Moderate	LIFE e, Area Aff	* * ected : 10%	5	\$5,800	
Ceramic Tile	5% Now Cracking/Crumbling, E Location: Various Ba Water Penetration, Exte Location: Bathrooms	nthrooms ent : Moderate, A			5	\$1,300	
Quarry Tile	15%		2047	* *	5	\$11,900	
Vinyl Tile	25% Now Cracking/Crumbling, E Location : Throughou		2034 e, Area Aff	\$357,900 Sected : 5%	3	\$5,000	
Wood	50% Now Deteriorated Finish, Ex Location: Throughou		2049 Area Affe	* * cted : 10%	5	\$24,900	
Interior Walls							
Ceramic Tile	20% Now Cracking/Crumbling, E Location: Throughou Loose/Delam Surface, I Location: Stair Bulk!	t Extent : Moderat			5	\$9,000	
Glass: Single Pane	3%		LIFE	* *	5	\$2,000	
Gypsum Board	50% Now Cracking/Crumbling, E Location : Throughou		LIFE	* * ected : 10%	5	\$26,900	
Masonry: Fieldstone	7% Now Other Observation, Ext Location: Electrical Explanation: Water I	And Boiler Room		* * ted : 5%			
Plaster	20% Now Cracking/Crumbling, E Location: Throughou Water Penetration, Exte	\$21,300 Extent : Moderate of ent : Moderate, A			5	\$5,400	
Ceilings AcousTileSusp.Lay-In	20% Now Broken/Missing Elemen Location : Throughou	_	2047 t, Area Aff	* * ?ected : 5%	5	\$5,300	
Gypsum Board	80% Now Cracking/Crumbling, E Location : Throughou		LIFE , Area Aff	* * ected : 10%	5	\$53,100	
Site Enclosure	-						
Fence/Gates							
Iron Picket	100%		2054	* *			

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

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

Asset #: 4455

Architecture	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Retaining Walls						
Cast in Place Concrete	100%	2054	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2039	* *			
On-Site Walkways						
Cast in Place Concrete	80%	2039	* *			
Steel Grating	20%	2044	* *	1		
	Other Observation, Extent: N/A,	Area Affected :	100%			
	Location : Fire Escape					
	Explanation : Fire Escape					
Activity Yard						
Cast in Place Concrete	20%	2047	* *			
	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location: Inner Courtyard					
	Explanation : Play Area					
Rubber Matting	80%	2034				
C	Other Observation, Extent : Light	, Area Affected	: 100%			
	Location : Inner Courtyard					
	Explanation : Play Area					

Electrical	Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2	2044	* *	5	\$200	
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Electrica	el Room					
	Explanation: Main	Service Disconnect S	Switch	Rated At 800 Ampe	eres.		
Switchgear / Switchboard							
Fused Disc Sw	100%	2	2044	* *	5	\$200	
Raceway							
Conduit	100%	2	2044	* *	1		
Panelboards							
Molded Case Bkrs	100%		2042	* *	5	\$1,100	
Wiring							
Thermoplastic	100%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%	2	2039	* *	5	\$300	
Ground							
Grounding Devices							
Generic	100%]	LIFE	* *	5	\$600	
Lighting							

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4455

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Incandescent	50%		2029	\$291,400	2	\$400	
LED	50%		2042	* *			
Egress Lighting							
Emergency, Battery	50%		2034	\$29,100	10	\$4,300	
Exit, Battery	50%		2034	\$24,500	10	\$1,200	
Exterior Lighting							
LED	30%		2039	* *			
No Component	70%						
Alarm							
Security System							
Generic	100%		2042	* *	1	\$15,900	
	Other Observation, I	Extent : N/A, Area A <u>j</u>	ffected :	100%			
	Location : Hallway	rs And Outside Perin	neter				
	Explanation: CCT	V Surveillance Cam	eras				
Fire/Smoke Detection							
Generic, Analog	100% Now	\$107,100	2044	* *	1-3	\$23,800	
	Not in Service, Exten	at : Severe, Area Affe	cted: 1	00%			
	Location : Through	out The Building					

Mechanical	Current R	epair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	,	2032	\$367,900	1	\$17,500	
	Other Observation, Ex	ctent : N/A, Area Affe	ected :	100%			
	Location : Boiler Ro	om					
	Explanation: 4 Unit	s, Multiple Tempera	tures				
Distribution							
Hot Wtr Piping/Pump	100%	-	2042	* *	4	\$2,600	
Terminal Devices							
Convector/Radiator	100%	-	2032	\$283,100	1	\$11,500	
Controls							
Electrical	100%	-	2027	\$230,800			
Air Conditioning							
Energy Source							
Electricity	100%	,	2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	20%	2	2028	\$109,500	2	\$400	
Cooling							
Window/Wall Unit	10%	2	2029	\$13,100	1		
No Component	70%						

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

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

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

Asset #: 4455

lechanical		Current I	Repair	Futur	e Replacement	cement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning									
Heat Rejection									
Air Cooled Condenser	20%)		2029	\$6,000	2	\$4,900		
Unit									
No Component	80%)							
entilation									
Distribution	1000/			LIEE	* *	2.5	¢10.000		
Ductwork/Diffusers	100%	1		LIFE	* *	2-5	\$19,800		
Exhaust Fans Roof	100%			2039	* *	2	¢1 100		
	100%	1		2039			\$1,100		
umbing H/C Water Piping									
Brass/Copper	100%	,		2044	* *	1			
Sanitary Piping	10070	<u>'</u>		2011					
Cast Iron	100%)		LIFE	* *	1			
Storm Drain Piping	10070								
Cast Iron	100%)		LIFE	* *	1			
Sewage Ejector(s)									
Electric	100%)		2029	\$21,700	4	\$1,700		
Backflow Preventer									
Generic	5%	0-2	\$500	2029	\$800	1	\$100		
			Extent : Light, Area	Affected	: 30%				
		n : Basemen							
	Explana	tion : Corre	osion At Piping						
Generic	95%)		2029	\$14,700	1	\$2,100		
Fixtures									
Generic	100%)							
Tankless Water Heater(POU)									
Gas Fired	100%			2027	\$31,600	2			
			Extent : N/A, Area A	Affected :	100%				
		n : Boiler R							
H . W . C. T. 1	Explana	tion: 1 Uni	at .						
Hot Water Storage Tank	1000/			2020	* *	1			
Generic	100%		Extent : N/A, Area A	2039		1			
		servation, E n : Boiler R		нујества :	10070				
			oom 250 Gallon Unit						
re Suppression	Елріапа	non . One 2	250 Ganon Onn						
Sprinkler									
No Component	90%	1							
Generic	10%			2054	* *	1-2	\$1,000		
Chemical System	1070						Ψ1,000		
Generic	100%	1		2027	\$8,000	1-3	\$37,200		
			Extent : N/A, Area						
	Location	n : Kitchen							

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

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

Page: 130

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$143,900	\$87,000
Interior Architecture		\$168,100
Electrical		\$229,100
Mechanical	\$231,600	\$196,600
Site Pavements		\$216,600
Total	\$375,500	\$897,500
Importance Code A	\$143,900	\$87,000
Importance Code B	\$231,600	\$530,200
Importance Code C		\$280,300
Total	\$375,500	\$897,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$16,600	\$1,700	\$9,600	
Interior Architecture	\$37,300		\$9,700	
Electrical	\$5,900	\$5,100	\$4,600	\$5,900
Mechanical	\$10,600	\$55,400	\$16,700	\$8,700
Site Pavements	\$22,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$99,900	\$69,400	\$47,800	\$21,800
Importance Code A	\$19,900	\$5,300	\$13,000	\$3,400
Importance Code B	\$62,600	\$64,200	\$34,800	\$18,400
Importance Code C	\$17,400			
Total	\$99,900	\$69,400	\$47,800	\$21,800



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

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

Asset #: 1949

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior	•			•					
Exterior Walls									
Cast Stone/Terra Cotta	2%)		LIFE	* *	5	\$13,900		
Masonry: Brick	98%	ı		LIFE	* *	5	\$87,000		
Windows									
Aluminum	100%	1		2048	* *	5	\$19,300		
Parapets									
Metal Panel	20%			2052	* *	5	\$3,400		
Metal: Cage/Fence	80% 4+ \$16,600 2037 ** 5 \$11,400 Broken/Missing Elements, Extent: Moderate, Area Affected: 20% Location: Throughout								
	Corrosion	_	xtent : Moderate, A	lrea Affe	cted : 50%				
Roof									
Metal Panel	30%			2045	* *	10	\$35,300		
Modified Bitumen	70%		\$143,900	2042	* *				
		Extent : Ligi n : Through	ht, Area Affected : : out	5%					
	Debris Present, Extent: Light, Area Affected: 5%								
	Location: Lower One Story Roof Areas								
	_	Extent : Lig n : Through	tht, Area Affected : out	10%					
	Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : Lower One Story Roof Areas								
	Water Penetration, Extent : Moderate, Area Affected : 15% Location : Library, Security Office, Child Care Room B And 3rd Floor Corridor								
erior Floors									
Cast in Place Concrete	15%	1		LIFE	* *	5	\$34,000		
Ceramic Tile	10%	ı		2041	* *	5	\$10,400		
Vinyl Tile	75%	ı		2037	* *	3	\$29,100		
Interior Walls									
Ceramic Tile	5%	ı		2041	* *	5	\$7,100		
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,700		
Glass: Single Pane	5%			LIFE	* *	5	\$5,300		
Gypsum Board	75%			LIFE	* *	5	\$63,600		
Masonry: Brick	5%	1		LIFE	* *				
Ceilings	=			• • • •		_			
AcousTileSusp.Lay-In	5%			2045	* *	5	\$5,200		
Exposed Struc: Concrete			4.50.50	LIFE	* *	5	\$2,400		
Gypsum Board	80%		\$28,500	LIFE	**	5	\$104,400		
	Water Per	ietration, E	xtent : Light, Area .	Affected	: 3%				

Site Enclosure

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

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

Asset #: 1949

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%		7	2052	**			
			Extent : Light, Area	Affected	: 100%			
		n : Property						
Lucus Di alaud	25%		Mesh Type Fence	2067	* *			
Iron Picket	23%)		2067				
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	, n		2037	* *			
On-Site Walkways	1007			2037				
Cast in Place Concrete	95%	Now	\$9,500	2037	* *			
	Tripping	Hazard, Ext	ent : Moderate, Are	ea Affect	ed : 5%			
	Locatio	n : By Plays	ground					
Pavers/Stone	5%	,)		2041	* *			
Parking/Driveway								
Asphalt	100%		\$4,300	2035	\$216,600			
		,	ght, Area Affected :	10%				
	Locatio	n : Parking	Lot Area					
Activity Yard	2 - 0		44000		4.7 000			
Asphalt		Now	\$4,800	2035	\$47,900			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Basketball Court							
	Other Observation, Extent : Light, Area Affected : 100%							
		n : Side Yar						
	Explana	ation : Bask	etball Court					
Cast in Place Concrete		Now	\$3,800	2037	* *			<u></u>
			tent : Moderate, Are	ea Affect	ed : 20%			
	Locatio	n : Picnic A	rea					
Rubber Matting	30%	,)	·	2032	\$48,500	<u></u>	·	<u> </u>

lectrical	Current Repair	Future Replacement	Maintenance					
vstem 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 A	ffected : 100%						
	Location : Electrical Room							
	Explanation : Two Main Service Disco Amperes	nnect 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.

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

Asset #: 1949

Electrical	Current R	Repair Future Replacem		e Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
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, Ex		ffected :	100%					
	Location : Througho	_							
	Explanation : LED L	ights							
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	5 00/								
No Component	70%								
Generic	30%		2037	* *	1	\$7,700			
	Other Observation, Ex			100%					
	-	Location: Hallways And Outside Perimeter							
·	Explanation: CCTV	Surveillance Cam	eras						
Fire/Smoke Detection	1000/		• • • •	.					
Generic, Analog	100%		2032	\$172,900	1-3	\$43,600			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Througho	-							
	Explanation : Alarm	Bells, Manual Pu	ll Station	ıs, Smoke Detector	s, Strobe	Lights, Horns			

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2042	* *	1		

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

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

Asset #: 1949

System Component Type Heating Conversion Equipment Hot Water Boiler Total To	\$33,900 \$3,400 \$22,200	Priority
Conversion Equipment	\$3,400	
Hot Water Boiler	\$3,400	
Boiler Used For Hot Water, Extent: Light, Area Affected: 100% Location: Boiler Room Other Observation, Extent: N/A, Area Affected: 100% Location: Boiler Room Explanation: 2 Units Distribution Hot Wtr Piping/Pump 100% 2040 ** 4 Terminal Devices Convector/Radiator 100% 2037 ** 1 Air Conditioning Energy Source Electricity 100% 2040 ** 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2	\$3,400	
Location: Boiler Room Other Observation, Extent: N/A, Area Affected: 100% Location: Boiler Room Explanation: 2 Units Distribution Hot Wtr Piping/Pump 100% 2040 ** 4 Terminal Devices Convector/Radiator 100% 2037 ** 1 Air Conditioning Energy Source Electricity 100% 2040 ** 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Other Observation, Extent: N/A, Area Affected: 100% Location: Boiler Room Explanation: 2 Units Distribution Hot Wtr Piping/Pump 100% 2040 ** 4 Terminal Devices Convector/Radiator 100% 2037 ** 1 Air Conditioning Energy Source Electricity 100% 2040 ** 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Location : Boiler Room Explanation : 2 Units		
Explanation : 2 Units Distribution Hot Wtr Piping/Pump 100% 2040 * * 4		
Distribution		
Hot Wtr Piping/Pump 100% 2040 * * 4 Terminal Devices 2037 * * 1 Convector/Radiator 100% 2037 * * 1 Air Conditioning Energy Source 2040 * * 1 Electricity 100% 2040 * * 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Terminal Devices Convector/Radiator 100% 2037 ** 1 Air Conditioning Energy Source Electricity 100% 2040 ** 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Convector/Radiator 100% 2037 * * 1 Air Conditioning Energy Source Electricity 100% 2040 * * 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2	\$22,200	
Conditioning Energy Source Electricity 100% 2040 * * 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2	\$22,200	
Energy Source 2040 * * 1 Electricity 100% 2040 * * 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Electricity 100% 2040 ** 1 Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Conversion Equipment Exterior Pkg Unit - 10% 2027 \$73,500 2		
Exterior Pkg Unit - 10% 2027 \$73,500 2		
	\$400	
	Φ+00	
Other Observation, Extent : N/A, Area Affected : 100%		
Location : Units Serve General Areas Only		
Explanation: Multiple Roof Units. R-22		
Split Unit 5% 2032 \$79,600		
Window/Wall Unit 20% 2027 \$50,800 1		
No Component 65%		
Terminal Devices		
Fan Coil - 2 Pipe 15% 2027 \$107,300 1	\$3,300	
No Component 85%	ψ3,500	
Heat Rejection		
Air Cooled Condenser 15% 2027 \$10,200 2	\$7,200	
Unit	\$7, 2 00	
No Component 85%		
Ventilation		
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	
lumbing		
H/C Water Piping		
Brass/Copper 100% 2042 ** 1		
Sanitary Piping		·
Cast Iron 10% 0-2 \$1,700 LIFE ** 1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%		
Location: Basement		
Corroded, Extent: Moderate, Area Affected: 5%		
Location : Main Stock Room And Plumbing Room		
Cast Iron 90% LIFE ** 1		

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

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

Asset #: 1949

Mechanical	Current Repair	Future Replacem		nent Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	\$13,400	4	\$1,500	
Sewage Ejector(s)						
Electric	100%	2027	\$35,100	4	\$4,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : N/A, A	rea Affected : 10	%			
	Location: 1st To 2nd Floor Com	nunity 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.

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

Page: 136

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$4,859,000	\$245,500		
Interior Architecture	\$4,813,300	\$8,658,400		
Electrical	\$878,600	\$4,340,200		
Mechanical	\$4,570,000	\$11,005,400		
Site Pavements	\$387,100			
Total	\$15,508,000	\$24,249,500		
Importance Code A	\$4,979,500	\$292,400		
Importance Code B	\$10,141,400	\$23,957,100		
Importance Code C	\$387,100			
Total	\$15,508,000	\$24,249,500		

Total	\$218,900	\$103,800	\$382,200	\$131,700
Importance Code C	\$4,300			
Importance Code B	\$145,600	\$103,800	\$381,300	\$122,700
Importance Code A	\$69,000		\$900	\$9,000
Total	\$218,900	\$103,800	\$382,200	\$131,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Mechanical	\$53,300	\$56,800	\$236,100	\$55,900
Electrical	\$50,600	\$39,800	\$93,900	\$44,900
Interior Architecture	\$39,200		\$45,000	\$14,700
Exterior Architecture	\$68,600			\$9,000
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 4439

Architecture	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated 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	
	Broken/Missing Elements, Extent: Mod Location: South Facade And North F					
	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.

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

Asset #: 4439

rchitecture	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Parapets						
Cast Stone/Terra Cotta	8% Now \$ Crazing, Extent : Moderate, A Location : North Facade And		**	5	\$6,900	
Masonry: Brick	34% Now \$2 Cracking/Crumbling, Extent: Location: West Facade Spalling, Extent: Moderate, A Location: West Facade		* * Pected : 20%	5	\$3,800	
Masonry: Brick	53%	LIFE	* *	5	\$5,900	
Metal Panel	5% Now Deformed/Dented, Extent: Lig Location: Throughout	\$4,500 2053 ght, Area Affected :	**	5	\$1,100	
Roof	-					
Built-Up (BUR)	Blisters, Extent: Moderate, An Location: West And East En Broken/Missing Elements, Extent Location: West Side. Air/Water Blisters, Extent: Lig Location: North Side, Tar C Water Penetration, Extent: Moderation: Over Drill Floor Worn/Eroded, Extent: Moderation: West And East En Other Observation, Extent: Lig Location: North Side Explanation: Pitch Pockets:	ds ent : Severe, Area A ght, Area Affected : oating Is Delamina oderate, Area Affect ate, Area Affected : ds ight, Area Affected :	5% ting From The Ba ted : 15% 30% 15%	ck Of Pa	rapet Wall	
Modified Bitumen	74% Now \$9 Broken/Missing Elements, Extent Location: East Side, Two Mater Penetration, Extent: Mater Penetration Cover Track	issing Roof Drain S	trainers			

Interior

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

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

Asset #: 4439

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	3%			2032	\$160,700	3	\$18,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$33,900	
Ceramic Tile	5%		\$85,400	2036	**	5	\$7,800	
		Crumbling, 1 : Through	Extent : Light, Are out	ea Affecto	ed : 10%			
Poured Epoxy/Resin		Now	\$84,800	2028	\$848,400			
			: Light, Area Affec	ted : 30%	ó			
	Location	ı : Stairs At	Track Facility					
Sheet Vinyl/Rubber	22%			2033	\$4,359,700	5	\$102,300	
Terrazzo	2%			LIFE	* *	5	\$4,800	
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 Aj	fected : 50%			
	Location	ı : First An	d Second Floors					
			: Moderate, Area A	Affected :	100%			
			d Second Floors	2026			001000	
Wood		Now	\$216,800	2036	* *	5	\$34,900	
	•	•	nt : Severe, Area Af					
T	Location	i : Electrica	ıl Room, Perimeter	Oj Iraci	K			
Interior Walls Cast in Place Concrete	5%			LIDD	* *			
Cast In Place Concrete Cast Stone/Terra Cotta	5% 5%			LIFE	* *			
Cast Stone/Terra Cotta			Extent : N/A, Area A	LIFE				
		i : First Flo	· ·	ујестеи .	10070			
			of Of Mechanical Sp	aca				
C ' T'1			Ој меснаніса зр		* *		Ø1 200	
Ceramic Tile	3%			2036	* *	5	\$1,200	
Gypsum Board	25%			LIFE		5	\$5,800	
			Extent : N/A, Area A out Shelter Space	ујестеа :	3%			
		_	•	To Action	Construction			
N D'1			ons Removed Due					
Masonry: Brick	37%		Φ 2.7 00	LIFE	* *	_	#2.2 22	
Plaster	20%		\$3,700	LIFE	**	5	\$2,300	
		-	e, Extent : Light, Ar					
			Walls At Main Publ				AA C C C C C C C C C C	
Wood	5%			LIFE	* *	5	\$7,800	

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

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

Asset #: 4439

Architecture		Current	Repair	Future Replacement Maintenance		aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileSusp.Lay-In	6%		\$30,200	2038	* *	5	\$9,300		
			ents, Extent : Mod	erate, Ar	rea Affected : 20%				
			d Second Floors						
			xtent : Moderate, A	lrea Affe	cted : 80%				
		n : First Flo	oor Lobby						
AcousTileSusp.Lay-In	4%			2053	* *	5	\$12,400		
		Recent Installation, Extent : N/A, Area Affected : 100%							
	Location	n : Partial I	st Floor Corridor	Of Shelte	er				
Exposed Struc: Concrete	5%	Now	\$113,500	LIFE	* *	5	\$2,400		
		-	e, Extent : Moderat		Iffected : 30%				
			oom First Floor Oj						
		_	: Severe, Area Affe						
	Location	n : Electrica	al Room And Boiler	Rooms	In Shelter				
Exposed Struc: Steel	5%			LIFE	* *				
Gypsum Board	5%			LIFE	* *	5	\$19,400		
Masonry: Infill Arch	5%			LIFE	* *				
Plaster	20%			LIFE	* *	5	\$38,800		
Wood	20%			LIFE	* *	5	\$542,700		
Wood	30%		\$1,237,700	LIFE	* *	5	\$814,100		
	Deteriorated Finish, Extent: Moderate, Area Affected: 10%								
	Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	_	_		e, Area A	ffected: 10%				
		n : Through			-4-J. 100/				
		ieiranon, E. n : Through	xtent : Moderate, A	irea Ajje	ciea : 10%				
Site Enclosure	Locuitor	i . Inrough	Oui						
Fence/Gates									
Chain Link	100%			2053	* *				
Site Pavements	10070			2000					
Public Sidewalk									
Cast in Place Concrete	100%	1		2046	* *				
Parking/Driveway									
Cast in Place Concrete	100%	0-2	\$387,100	2038	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 25%				
	Location	n : Through	out Driveway						

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

Under 600 Volts

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

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

Asset #: 4439

Electrical	Curren	t Repair	Futu	re Replacement	М		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		55				
		e 2,000 Ampere Mair	Discon	nect			
Fused Disc Sw	50%	2,000 11pere 111	2043	* *	5	\$500	
rused Disc 5w		Extent : N/A, Area A			3	\$300	
	Location : Electri		ујестеи .	100/0			
		e 2,000 Ampere Mair	Discon	nact			
Switchgear / Switchboard	Explanation . On	e 2,000 Ampere Mun	i Disconi	rieci			
Fused Disc Sw	50%		2043	* *	5	\$500	
Molded Case Bkrs	50%		2033	\$222,300	5	\$3,100	
	3070		2033	\$444,300		φ3,100	
Raceway Conduit	70%		2033	\$312,200	1		
Conduit	30%		2053	\$312,200 * *	1		
Panelboards	3070		2033		1		
Fused Disc Sw	1%		2041	* *	5	\$100	
Molded Case Bkrs	60%		2041	* *	5		
Molded Case Bkrs	39%		2049		<i>5</i>	\$3,700	
	39%		2032	\$182,400	3	\$2,400	
Wiring	(00/		2022	¢200 400	1		
Thermoplastic	60%		2033	\$398,400	1		
Thermoplastic	40%		2053		1		
Motor Controllers	1000/		2021	¢(07.700	_	¢1.600	
Locally Mounted	100%		2031	\$607,700	5	\$1,600	
Ground							
Grounding Devices	1000/		LIEE	* *	5	¢2.500	
Generic	100%		LIFE		5	\$3,500	
Stand-by Power							
Transfer Switches	1000/		2029	* *	1	\$72,000	
Automatic	100%		2038		1	\$72,900	
Generators Diesel	100%		2026	* *	1	¢01 900	
Diesei		Extent : N/A, Area A	2036		1	\$91,800	
		Exieni . WA, Areu A Floor Generator Roo		100/0			
Dattories	Explanation : 230) Kilowatts Rated Ca	расну				
Batteries Lead/Acid	100%		2026	\$2,400	5	\$8,800	
	10070		2020	\$4,400	5	\$0,000	
Fuel Storage Day Tank	1%		2041	* *	5		
Day Tank		Extent: N/A, Area A			3		
		Extent : 10/A, Areu A Floor Generator Roo		100/0			
	Explanation: 10		111				
M · T ·		Guilons	20.40	ملد راي			
Main Tank	99%	Entant N/A A	2048	**	5		
		Extent: N/A, Area A	ijjected :	100%			
	Location : Boiler						
	Explanation: 550	Gallons					

Lighting

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

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

Asset #: 4439

Electrical		Current I	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Interior Lighting									
Fluorescent	60%			2033	\$2,112,800	10	\$130,400		
	•		res, Extent : Light,	Area Aff	ected : 100%				
	Location	: Through	out The Building						
Fluorescent	15%			2028	\$528,200	10	\$32,600		
	T-12 Lamp	os And Fixt	ures, Extent : Light	, Area Aj	ffected : 100%				
	Location	: Through	out Track And Fiel	d, Museu	ım Area Of Buildin	g			
Fluorescent	2%			2033	\$70,400	10	\$4,300		
			Light, Extent : Lig				· /		
			oor Offices Shelter			or Museu	m Area		
HID	6%			2028	\$164,500	10	\$500		
Incandescent	2%			2028	\$77,900	2	\$100		
LED	15%			2038	**	_	Ψ100		
Egress Lighting									
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		
			Extent : N/A, Area A	ffected :	100%				
		_	out The Building						
	Explana	tion : CCT	V Surveillance Syst	em					
Fire/Smoke Detection									
Generic, Digital	100%			2038	* *	1-3	\$150,500		

Mechanical	Current Repair	Future Replacemen	t IV	Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority			
Heating								
Energy Source								
Electricity	2%	2053	* 1					
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof - Chiller Mechanical Room							
	Explanation : Location Observed							
Interruptible Gas/Dual	98%	2033 \$520,4	00 1					
Fuel								
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Oil Tank Room							
	Explanation: One 6,000 Gallon Tank, No.2 Fuel							

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

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

Asset #: 4439

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment Radiant Heater	2%		2028	\$120,500	2	\$2,200		
	Other Observation, E	Extent : N/A, Area A	Iffected :	100%				
	Location: Roof - Chiller Mechanical Room							
	Explanation : Elect	ric Unit Heater						
Under Construction	98%							
	Other Observation, Extent: N/A, Area Affected: 0%							
	Location: Boiler Room							
	Explanation : Steam Boiler System. Facility Using Boiler No.1 To Generate Steam Heat And Domestic Hot Water Temporarily While Boiler System Is Under Construction.							
Distribution	Domestic Hot water	r temporarity with	e Botter	System 15 Chack C	onsir ucti			
Steam Piping/Pump	25%		2063	* *				
sount iping t unip	Recent Installation, I	Extent : N/A, Area A	Affected :	100%				
	Location : Homeless Service Space - 1st Floor - Various Locations							
Steam Piping/Pump	75%		2033	\$1,390,000				
Terminal Devices								
Air Handler	20% Now	\$17,400	2028	\$871,100	1	\$26,400		
	Broken, Extent: Moderate, Area Affected: 20%							
	Location: Homeless Service Space - Hv-5 Fan Room - Defective Coil							
	On Extended Life, Extent : Light, Area Affected : 100% Location : Homeless Service Space - Fan Rooms							
(n		ss Service Space - F				**		
Convector/Radiator	58%		2031	\$1,097,700	1	\$44,400		
	On Extended Life, Extent : Light, Area Affected : 100% Location : Homeless Service Space - Various Locations							
G / / / / / / / / / / / / / / / / / / /		ss service space - v		* *	1	#17.200		
Convector/Radiator	20%	Extant: N/A Awar	2053		1	\$15,300		
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Homeless Service Space - 1st Floor - Various Locations							
	2%	ss service space 1	2028			\$400		
Unit Heater - Steam	=:-	Extent : N/A Area /		\$26,300	4	\$400		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Entrance Vestibule							
	Explanation : Loca	tion Observed						
Controls	· · · · · · · · · · · · · · · · · · ·							
Digital	30%		2031	\$1,994,200				
	Other Observation, I	Extent : N/A, Area A	Iffected :	100%				
	Location : Armory Track Space							
	Explanation: Chill	ed Water System Bi	ns Contr	ols				
Electrical	70%		2028	\$900,700				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Basement - Boiler Room							
vir Conditioning	Explanation : Boile	ers Heat Timer Con	trols					

Air Conditioning

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

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

Asset #: 4439

echanical	Current F	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
r Conditioning								
Energy Source								
Electricity	80%		2041	* *	1			
Natural Gas	20%		2053	* *	1			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Roof							
	Explanation : Absor	ption Chiller Servi	ce					
Conversion Equipment	250/		2020	Ø1 500 500	1	ΦC4 100		
Absorption	25%		2028	\$1,590,500	1	\$64,100		
Chiller/Direct Fire	Other Observation E	utant N/A Anag A	ffeeted.	1000/				
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Roof - Chiller Mechanical Room Explanation : 1 Unit, 200 Tons							
II 4 Danier A. G 1		l, 200 Ions	2021	¢1 020 200		¢4.400		
Heat Pump Air Sourced	30%	utant N/A Anag A	2031	\$1,039,300	2	\$4,400		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Roof							
	Explanation : Variable Refrigerant Flow (VRF) Outdoor Units, Quantity. 6. Serves Sleeping Units In Homeless Service Space							
Interior Pkg Unit - Cooling	10%		2027	\$366,000	2	\$1,500		
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Armory Track Space - Mechanical Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location: Homeless Service And Armory Track Spaces - Mechanical Rooms							
	Explanation: Location Observed							
Exterior Pkg Unit - Cooling	25%		2033	\$634,400	2	\$3,600		
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location: Roof							
	Explanation: 2 Units, 100 Tons Each Serving Armory Track Space							
Split Unit	5%	,	2028	\$274,800				
Брис Синс	Other Observation, E.	xtent : N/A. Area A						
	Location: Roof							
	Explanation: Small Capacity Split Systems, Indoor Units No Access							
Window/Wall Unit	5%	1 7 -1	2028	\$43,800	1			
Distribution Distribution	2.0			4.2,000				
CW & CHW Wtr	15%		2043	* *	4	\$2,600		
Pipe/Pump	-					,,,,,,,		
Ductwork/Diffusers	50%		LIFE	* *	2	\$154,200		
No Component	35%					. ,		

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

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

DEPT. OF HOMELESS SERVICES - 071 FORT WASHINGTON ARMORY SHELTER

Asset #: 4439

Mechanical		Current Repair Future Replacement					Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning	ı									
Terminal Devices										
Air Handler/Dir Expansion	5%	1		2028	\$221,900	1				
2punsten	On Exten	ded Life, Ex	tent : Light, Area A	ffected :	100%					
	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									
	Explana	ition : 1 Uni	t, 7 Tons Approxim	ately						
Air Handler/Cool/Ht	30%	ı		2033	\$1,347,300	1	\$44,000			
	Other Ob	ther Observation, Extent : N/A, Area Affected : 100%								
	Locatio	Location: Roof								
	Explana	tion : 2 Uni	ts Serving Armory	Track Sp	ace, Chilled Water	· Coils, N	o Heat.			
Fan Coil - 2 Pipe	30%)		2033	\$2,118,200	1	\$23,000			
	Other Ob	servation, E	xtent : N/A, Area A	ffected :	100%					
	Location : Homeless Service Space Sleeping Units									
	Explana	ition : Varia	ble Refrigerant Flo	ow (VRF)	Indoor Units					
No Component	35%)								
Heat Rejection										
Air Cooled Condenser	5%)		2028	\$33,500	2	\$8,300			
Unit	Other Observation Front : N/A Area Affected : 100%									
	Other Observation, Extent : N/A, Area Affected : 100% Location : Roof									
	Location: Roof Explanation: 1 Unit, 7 Tons Approximately, Condensing Unit, Connected To Air Handling									
		nion . 1 Oni			naensing Onn, Co	nneciea .				
	Unit In	Armory Trac			0 ,		Io Air Handling			
Water Cooling Tower			ck Space Mechanic	al Ārea						
Water Cooling Tower No Component	25%)			\$292,300	2	\$59,600			
No Component)		al Ārea						
No Component	25%)		al Ārea						
No Component Ventilation	25%)		al Ārea						
No Component Ventilation Distribution	25% 70%			2031	\$292,300	2	\$59,600			
No Component Ventilation Distribution Ductwork/Diffusers	25% 70% 70%			2031	\$292,300	2	\$59,600			
No Component Ventilation Distribution Ductwork/Diffusers No Component	25% 70% 70%			2031	\$292,300	2	\$59,600			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans	25% 70% 70% 30%			2031 LIFE	\$292,300	2-5	\$59,600 \$92,500			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior	25% 70% 70% 30% 50%			2031 LIFE 2033	\$292,300 ** \$513,200	2-5	\$59,600 \$92,500 \$3,600			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	70% 30% 50% 13% 2%			2031 LIFE 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	25% 70% 70% 30% 50% 13% 2% Other Ob	servation, E	ck Space Mechanic	2031 LIFE 2033 2033 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio	servation, E n : Roof - C	ck Space Mechanic	2031 LIFE 2033 2033 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio	servation, E n : Roof - C	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof Wall Unit	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explanae	servation, E n : Roof - C	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			
No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Interior Roof Wall Unit No Component	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explana 35%	servation, E n : Roof - C	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 ffected:	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$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	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explanae	servation, E n : Roof - C	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 2033	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$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	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explana 35%	servation, E n : Roof - C ttion : Locat	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 2033 2033 2033 203	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$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 Cast Iron	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explana 35%	servation, E n : Roof - C ttion : Locat	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 ffected:	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$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	25% 70% 70% 30% 50% 13% 2% Other Ob Locatio Explana 35%	servation, E n : Roof - C ttion : Locat	ck Space Mechanic extent : N/A, Area A hiller Mechanical A	2031 LIFE 2033 2033 2033 2033 2033 2033 2033 203	\$292,300 ** \$513,200 \$58,400 \$2,000	2 2-5 2 2	\$59,600 \$92,500 \$3,600 \$900			

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

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

DEPT. OF HOMELESS SERVICES - 071 FORT WASHINGTON ARMORY SHELTER

Mechanical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sump Pump(s)									
Submersible	20%	2028	\$1,400	4	\$1,000				
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Basement - New Classrooms Mechanical Room								
No Component	80%								
Sewage Ejector(s)									
Electric	100%	2028	\$121,200	4	\$9,400				
	On Extended Life, Extent : Light, Area A Location : Basement - Pump Rooms, T								
Backflow Preventer									
Generic	100%	2028	\$103,400	1	\$14,500				
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent : Light, Area Location : 1st To 4th Floor Explanation : 1 Unit	Affected :	100%						
Eina Cummuagaian	Explanation . 1 Onli								
Fire Suppression Standpipe									
Generic	100%	2043	* *	1-5	\$119,500				
	100/0	2043		1-3	\$117,300				
Sprinkler Generic	100%	2043	* *	1-2	\$66,400				
Fire Pump	100/0	2073		1-2	φυυ, 1 00				
Generic	100%	2036	* *	1	\$44,300				
					, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				

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

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

Page: 147

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,086,900	\$294,800
Interior Architecture	\$1,160,400	\$205,400
Electrical	\$628,400	\$1,392,600
Mechanical	\$865,800	\$571,400
Total	\$8,741,500	\$2,464,200
Importance Code A	\$6,086,900	\$346,300
Importance Code B	\$2,518,400	\$2,117,900
Importance Code C	\$136,200	
Total	\$8,741,500	\$2,464,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,200	_	\$6,000	_
Interior Architecture	\$72,600	\$8,000	\$4,000	\$4,000
Electrical	\$31,500	\$14,700	\$14,100	\$13,300
Mechanical	\$77,600	\$40,500	\$67,000	\$27,800
Site Pavements	\$71,800			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$281,100	\$70,700	\$98,500	\$52,500
Importance Code A	\$34,300	\$14,300	\$20,100	\$14,000
Importance Code B	\$185,500	\$56,400	\$78,400	\$38,500
Importance Code C	\$61,400			
Total	\$281,100	\$70,700	\$98,500	\$52,500



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

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

Asset #: 1940

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior	•						•		
Exterior Walls									
Masonry: Brick	30% Now Efflorescence, Extend Location: South Fo	acade		**	5	\$84,000			
	Graffiti, Extent : Moderate, Area Affected : 5% Location : Franklin Avenue								
	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.

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

Asset #: 1940

rchitecture	Current Repair		Futur	e Replacement	M					
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
terior										
Roof										
Modified Bitumen	35%		2037	* *	10	\$60,800				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Fourth F									
	Explanation : No Ac	ccess, No Leaks Bel	ow							
Single Ply Membrane	50% 0-2	\$190,800	2037	* *						
	Adhesion Failure, Ex	tent : Moderate, Ar	ea Affect	ted : 25%						
	Location : Drill Roof, Walking Pads Scattered Throughout									
	Drains Clogged, Exte	Drains Clogged, Extent: Light, Area Affected: 20%								
	Location : Drill Roo									
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
	Location : Drill Roc	O		55						
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 2%									
	Location : Drill Roof, West Side									
	Vegetation Growth, E.		rea Affe	cted : 10%						
	Location : East Dril									
Skylight, Metal/Glass	15%	· <i>y</i>	2052	* *	10	\$86,900				
Soffits						+				
Masonry: Brick	20%		LIFE	* *	5					
Masonry: Brownstone	80%		LIFE	* *	5					
	Efflorescence, Extent	: Moderate. Area A		50%	٠					
	Location : Main En		,,,							

Interior

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

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

Architecture		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Cast in Place Concrete	44%			LIFE	* *	5	\$205,400		
Ceramic Tile	2%		\$103,200	2047	* *	5	\$2,100		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Lobby, Showers								
	Location	n : Lobby, S	chowers						
Ceramic Tile	3%)		2041	* *	5	\$6,400		
Panel/Paver: Cer/Brk	5%)		2040	* *	5	\$24,000		
Quarry Tile	5%	1		2037	* *	5	\$16,000		
Steel Plate	1%	Now	\$6,300	LIFE	* *	1			
	Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Boiler Room, Bottom Stair								
	Location	n : Boiler R	oom, Bottom Stair						
Vinyl Tile	15%	Now	\$284,300	2042	* *	3	\$12,000		
	Broken/Missing Elements, Extent: Severe, Area Affected: 20%								
	Location	n : Basemer	ıt Hallways And Sto	orage Ar	еа				
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Throughout								
	Uneven Substrate, Extent: Severe, Area Affected: 5%								
	Location	n : Room 40	02						
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted : 25	·%				
	Location	n : Through	out						
Vinyl Tile	15%)		2037	* *	3	\$12,000		
Wood		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 Observation, Extent: Moderate, Area Affected: 50%								
		n : Gas Mei		55					
			is Throughout						

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

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

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
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	* *			
Dlagton	Horizonta Location Joint Mor Location Misaligne Location Vertical C Location	el Cracks, E n : Drill Flo tar Miss/Er n : Drill Flo d/Bulging, n : Drill Flo tracks, Exte	oor Balcony East For extent: Moderate, A oor Balcony East For oor Balcony East For Extent: Moderate, oor Balcony East For int: Moderate, Area oor Balcony East For Oor Balcony East For	Area Affe acade, M ate, Arec acade Area Aff acade a Affecte acade, M	cted: 3% Il Shift Office Il Affected: 2% Cected: 2%	5	\$17.500	
Plaster	Cracking/ Location Diagonal Location Paint Pee	Crumbling, 1 : 5th Floo Cracks, Ex. 1 : 5th Floo	tent : Severe, Area : r Storage : Severe, Area Affe	Affected	ted : 10%	5	\$17,500	

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

Asset #: 1940

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	100/			20.45	*		#21 200	
AcousTileSusp.Lay-In	10% 1%	0-2	\$800	2045 2045	*	5	\$21,300	
AcousTileSusp.Lay-In			\$800 ents, Extent : Mod			_	\$1,100	
		_	vel Kitchen	eruie, Ar	ей Ајјестей . 107	o		
			, Extent : Moderate	e. Area A	ffected : 2%			
	_	_	or Corridor	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Exposed Struc: Concrete	10%	Now	\$171,300	LIFE	*	* 5	\$3,300	
Exposed Strue. Concrete			xtent : Severe, Area		d : 20%	J	ψ3,300	
		_	And Next To Gener					
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	ted : 20%			
	Location	: Area In	And Next To Gener	ator Roo	m			
	Paint Peel	ing, Extent	: Severe, Area Affo	ected : 59	%			
			ıt Storage Area					
			xtent : Moderate, A					
		: Main Le	vel Storage Next To					
Exposed Struc: Steel	40%			LIFE	*			
Exposed Struc: Wood	18%		\$56,200	LIFE	*	*		
		_	nents, Extent : Mod	erate, Ar	ea Affected : 5%			
		: Drill Ro	om Ceiling					
Masonry: Vault Struct	5%	3.7	#27 000	LIFE	*		Φ.5. 2.0.0	
Plaster	4%	Now	\$27,800 Extent : Severe, A	LIFE		* 5	\$5,300	
		: 5th Floo		<i>геи Ајјес</i>	iea . 2076			
			: : Severe, Area Affe	ected · 10	00%			
		: 5th Floo			, , , ,			
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
		: 5th Floo						
Plaster	12%			LIFE	*	* 5	\$16,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	*	*		
Site Pavements								
Public Sidewalk Cast in Place Concrete	1000/	Now	\$45,000	2037	*	*		
Cast in Place Concrete			\$45,000 Extent : Severe, A					
	_	: Through		- cu 11,5 cc	. 3070			
On-Site Walkways								
Masonry: Granite	100%	Now	\$26,800	LIFE	*	*		
•	Joint Mort	ar Miss/Er	od, Extent : Severe	, Area A <u>j</u>	fected : 40%			
	Location	: Exterior	Brownstone Stairs					
			e, Extent : Severe, A	1rea Affe	cted : 20%			
		: Brownst						
			Extent : N/A, Area A	Iffected :	100%			
		: Exterior						
	Explanat	ion : Actua	ally Brownstone					

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

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

Asset #: 1940

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Service Equipment Fused Disc Sw	95%		2032	\$48,900	5	\$600		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical							
	Explanation: One 2,	000 Ampere And				t Switches		
Fused Disc Sw	5%		2032	\$2,600	5			
	Other Observation, Ex		Affected	: 100%				
	Location : Electrical							
~	Explanation : One 4	00 Ampere Main I	Disconne	ct Switch For Fire	Pump			
Switchgear / Switchboard	700 /		2022	#104.500	_	#200		
Fused Disc Sw	50%		2032	\$104,500	5	\$300		
Molded Case Bkrs	50%		2032	\$104,500	5	\$1,900		
Raceway	1000/		2022	¢100.700	1			
Conduit	100%		2032	\$190,700	1			
Panelboards Fused Disc Sw	5%		2021	¢10.700	5	\$200		
Molded Case Bkrs	95%		2031 2031	\$10,700 \$203,200	5 5	\$200 \$3,500		
Wiring Wiring	9370		2031	\$203,200		\$5,300		
Braided Cloth	50% 2-4	\$145,300	2057	* *	1			
Braided Cloth	Insulation Aged, Exter			d · 100%	1			
	Location : Througho		u 11 <i>9)</i> c c c c					
Thermoplastic	50%		2032	\$145,300	1			
Motor Controllers	2070		2032	Ψ1.5,500	-			
Locally Mounted	100%		2030	\$476,400	5	\$1,000		
Ground				41,0,100		4-,000		
Grounding Devices								
Generic	100% 2-4	\$11,100	LIFE	* *	5	\$2,100		
	Other Observation, Ex	tent : Light, Area	Affected	: 100%				
	Location : Water Ma	in						
	Explanation: Corro	ded						
tand-by Power								
Transfer Switches								
Automatic	100%		2037	* *	1	\$43,500		
Generators								
Diesel	100%		2035	\$116,500	1	\$54,800		
	Other Observation, Ex		Affected	: 100%				
	Location : Generator							
D 1	Explanation: One 1	00 Kilowatts						
Batteries	1000/		2026	#2 (00	-	#5.000		
Lead/Acid	100%		2026	\$2,600	5	\$5,200		

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

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

Asset #: 1940

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50% Other Observation, Extent: Light, A	2040 Area Affected : 1	**	5		
	Location : Generator Room	<i>33</i>				
	Explanation: One 180 Gallons					
Main Tank	50%	2035	\$41,200	5		
	Other Observation, Extent : Light, A Location : Underground	Area Affected : 1	90%			
	Explanation: One 15,000 Gallons	s Tank				
Lighting						
Interior Lighting	2007	2027	* *	10	£20,200	
Fluorescent	30% T-8 Lamps And Fixtures, Extent : Li	2037		10	\$39,200	
	Location: Basement, Staircases, S			nd Floor		
Fluorescent	10%	2027	\$232,500	10	\$13,100	
	T-12 Lamps And Fixtures, Extent : I Location : Mechanical Room	Light, Area Affec	ted: 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	20%	2027	\$141,400	10	\$100	
No Component	80%					
Alarm Sagarita System						
Security System No Component	80%					
Generic	10%	2027	\$28,500	1	\$5,300	
Generic	Other Observation, Extent : Light, A				Ψ5,500	
	Location : First Floor	33				
	Explanation: CCTV Surveillance	Cameras				
Generic	10%	2027	\$28,500	1	\$5,300	
	Other Observation, Extent : Light, A				. ,	
	Location: Hallways And Exit Doo	ors				
	Explanation : Intrusion Alarm And	d Motion Sensor				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2037	**	1-3	\$26,100	
	Other Observation, Extent : Light, A Location : Throughout The Buildi		90%			
	Explanation : Strobe Lights, Alarn Fire Alarm Panel	n Bells, Horns, S	moke Detectors	, Manua	l Pull Box And	

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

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

Asset #: 1940

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating										
Energy Source										
Electricity	1%		2042	* *	1					
Interruptible Gas/Dual Fuel	99%		2042	* *	1					
Conversion Equipment										
Radiant Heater	1%	F	2032	\$39,800	2	\$700				
		Other Observation, Extent: Light, Area Affected: 100%								
	-	Location: Shift And Generator Rooms								
	Explanation: 5 Un	iits		di di		****				
Steam Boiler	99%	T	2037	**	1	\$139,800				
	Other Observation,		Iffected :	100%						
	Location : Baseme									
TO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Explanation: 2 Ur	nits. Boilers 1 And 2	Have Pl	ugged Tubes. 2 Pli	igged Tu	bes Each.				
Distribution Ductwork/Diffusers	10%		LIDD	* *	2.5	Ø7 000				
		¢225.400	LIFE	* *	2-5	\$7,900				
Ductwork/Diffusers	5% Now <i>Insul. Deteriorating</i>	\$225,400	LIFE		2-5	\$4,000				
	0	exieni : Ligni, Are hout 1st Floor Drill	00	a : 100%						
Characa Diagina / Dansara				* *						
Steam Piping/Pump	83% Now Leak Evident, Exten Location: Baseme	\$50,800 t : Moderate, Area A nt. Steam Return Pi		5%						
Steam Piping/Pump	2% Now	\$500	2062	* *						
zwam riping rump	Insul. Deteriorating,	·		d : 50%						
	-	or Drill Room By H								
	Leak Evident, Exten	•		50%						
	Location: Baseme	nt 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	\$900				
Unit Heater - Steam	8% Now	\$41,700	2042	* *	4	\$1,000				
	Unit Inoperable, Ex	tent : Severe, Area A	Iffected :	100%						
	Location : Drill Ro									
	Other Observation,		a Affecte	d : 100%						
	Location : Drill Ro									
	Explanation : 10 U	Inits Are Not Workii	ıg							
Air Conditioning										
Energy Source	1000/		2010							
Electricity	100%		2040	* *	1					
Conversion Equipment	1007		202=	6 000						
Window/Wall Unit	10%		2027	\$57,900	1					
No Component	90%									
Ventilation										
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	\$70.500				
Ductwork/Diffusers	10070		LIFE		2-5	\$79,500				

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

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

Asset #: 1940

/lechanical	Current Repair Future Replacem		e Replacement	ment Maintenance		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	50%	2027	\$338,800	2	\$2,200	
Roof	50%	2037	* *	2	\$2,200	
umbing						
H/C Water Piping	/	2012	4. 4.			
Brass/Copper	75%	2042	* *	1		
Galvanized Steel	25%	2037	* *	1		
Water Heater With Tanks	500/	2020	#12 5 00			
Electric	50%	2030	\$12,700	4		
	Other Observation, Extent: Light, A	rea Affected	: 30%			
	Location: Basement	C 11				
	Explanation: 3 Units Capacity 80					
Electric	50%	2027	\$12,700	4		
	Other Observation, Extent: Light, A	rea Affected	: 50%			
	Location: Basement					
	Explanation: 3 Units Capacity 35	0 Gallons				
Sanitary Piping	1000/ 31 0100 50	\0 I.IEE	* *	1		
Cast Iron	100% Now \$192,50			1		
	Leak Evident, Extent: Light, Area A	<i>ујес</i> иеа : 10%	•			
G. D D	Location: Basement					
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Sump Pump(s) Submersible	100%	2026	\$4,700	4	\$4,500	
Submersible	Other Observation, Extent : Light, A			4	\$4,500	
	Location: Basement Sprinkler Roc		. 10070			
	Explanation: 1 Unit	m				
Sewage Ejector(s)	Explanation : 1 Onti					
Electric	100%	2032	\$79,400	4	\$5,600	
Licenie	Other Observation, Extent : Light, A			7	ψ5,000	
	Location: Basement Storage Room		. 10070			
	Explanation: 2 Pumps	., -				
Backflow Preventer						
No Component	50%					
Generic	50%	2037	* *	1	\$4,400	
Generic	Other Observation, Extent : Light, A		: 100%	1	ψ1,100	
	Location : Basement	55				
	Explanation : Serves Fire Suppress	sion Only				
Fixtures	,					
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: 1st To 3rd Floor	• •				
	Explanation: 1 Unit, Not In Service	ce, Not Opera	itional, Decommis	sioned.		

Fire Suppression

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

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

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

Page: 157

DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$274,700	
Electrical	\$21,100	\$52,200
Mechanical	\$63,200	\$421,700
Total	\$359,000	\$473,800
Importance Code A	\$274,700	\$295,300
Importance Code B	\$84,300	\$178,600
Total	\$359,000	\$473,800

Total	\$172,700	\$8,400	\$57,100	\$7,200
Importance Code C	\$33,200			
Importance Code B	\$39,200	\$7,000	\$40,700	\$5,800
Importance Code A	\$100,300	\$1,400	\$16,400	\$1,400
Total	\$172,700	\$8,400	\$57,100	\$7,200
Mechanical	\$3,500	\$2,500	\$4,600	\$3,200
Electrical	\$3,600	\$2,700	\$37,600	\$3,200
Interior Architecture	\$66,700	\$3,200		\$800
Exterior Architecture	\$98,900		\$15,000	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 3015

chitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•							•
Exterior Walls								
Cast Iron	3%			LIFE	* *			
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$17,800	
Masonry: Brick	47%		\$34,400	LIFE	* *	5	\$21,400	
	Location	n : Through						
		Discoloring, n : Through	, Extent : Light, Ard out	ea Affecte	ed : 10%			
Masonry: Limestone	5%	Now	\$8,800	LIFE	* *	5	\$1,700	
·			od, Extent : Moder Sills And Trims	rate, Area	a Affected : 20%			
Metal/Glass Curt Wall		Now	\$37,500	LIFE	* *	5	\$4,300	
Wetan Glass Curt Wall	Water Per		xtent : Moderate, A		cted : 5%	3	, , , , , , , , , , , , , , , , , , , 	
Stucco Cement	35%	Now	\$88,200	2038	* *	5	\$19,900	
2 111 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			nents, Extent : Mod		ea Affected : 5%	-	4,	
		n : Through						
		Crumbling, n : Through	, Extent : Moderate out	e, Area A <u>j</u>	fected : 10%			
	Staining/L	Discoloring,	, Extent : Light, Ard out, Below Windov		ed : 20%			
Windows								
Aluminum	90%	Now	\$117,800	2049	* *	5	\$6,300	
	Air Infiltr	ation, Exter	nt : Moderate, Area	ı Affected	! : 10%			
	Location	n : Through	out					
		nc Not Fun n : Through	ct, Extent : Moderc out	ate, Area	Affected : 25%			
Metal Clad	10%	Now	\$68,800	2058	* *	5	\$4,400	
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 50%			
	Location	n : Stairs						
			, Extent : Moderate	e, Area Aj	ffected : 50%			
		n : Stairs						
			: Moderate, Area	Affected :	50%			
	Location	n : Stairs						
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
Masonry: Brick	30%		\$9,100	LIFE	**	5	\$1,500	
	_	Crumbling, n : North Pa	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	
	-	Crumbling, n : Parapet	Extent : Moderate Wall	e, Area A <u>j</u>	fected : 15%			
D C								
Roof								
Modified Bitumen	97%			2038	* *	10	\$12,600	

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

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

Asset #: 3015

Architecture		Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits						_	*	
Cast in Place Concrete	10%		#1 500	LIFE	* *	5	\$400	
Metal Panel	90%		\$1,700	2043	**	5	\$1,200	
		ing, Extent i : Through	: Moderate, Area A	Affectea :	20%			
Interior	Location	i. Inrough	Oui					
Floors								
Cast in Place Concrete	5%	4+	\$3,500	LIFE	* *	5	\$4,700	
			: Light, Area Affec		ó	-	4 - ,, , , ,	
		ı : Basemen						
Ceramic Tile	15%			2042	* *	5	\$6,400	
Vinyl Tile	15%			2038	* *	3	\$3,200	
Wood	65%			2061	* *	5	\$51,900	
Interior Walls								
Ceramic Tile	25%			2036	* *	5	\$17,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,400	
Gypsum Board	50%			LIFE	* *	5	\$20,700	
Masonry: Brick	5%			LIFE	* *			
Plaster	15%		\$24,600	LIFE	* *	5	\$3,100	
	_	_	Extent : Severe, A					
			Between 4th And					
			xtent : Severe, Area		: 5%			
	Location	: Staircase	e Wall Facing Exter	rior				
Ceilings								
AcousTileSusp.Lay-In	15%			2046	* *	5	\$6,400	
Exposed Struc: Steel	5%			LIFE	* *	_		
Gypsum Board	60%			LIFE	* *	5	\$31,900	
Plaster	20%			LIFE	* *	5	\$5,300	
Site Enclosure								
Fence/Gates	1000/			2069	* *			
Iron Picket	100%			2068				
Retaining Walls Cast in Place Concrete	100%			2053	* *			
	100%			2033				
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways	100/0			2030				
Cast in Place Concrete	100%			2038	* *			
Cast III I lace Colletete	100/0			2030				

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

Under 600 Volts

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

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

Asset #: 3015

Electrical	Current Repair	Future Rep	olacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	• • • •	at at	_		
Fused Disc Sw	100%	2043	**	5	\$100	
	Other Observation, Extent : L Location : Electrical Room		%			
	Explanation: One 400 Ampo Switch		es Main Serv	rice 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/	• • • •	* *			
Thermoplastic	100%	2043	* *	1		
Motor Controllers	1000/	2020	* *	-	#200	
Locally Mounted	100%	2038	* *	5	\$200	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$400	
Lighting	10070	LIFE			\$400	
Interior Lighting						
Fluorescent	5%	2028	\$21,100	10	\$1,300	
2.00.00000	Other Observation, Extent : L Location : Basement Explanation : T-12 Lamps			10	\$1,000	
Fluorescent	90%	2038	* *	10	\$23,500	
Tuorescent	T-8 Lamps And Fixtures, External Location: Throughout The I	nt : Light, Area Affected	: 100%	10	\$23,300	
LED	5%	2041	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$3,400	
Exit, Service	50%	2038	* *	1		
Exterior Lighting						
HID	15%	2038	* *	10		
HID	5%	2028	\$6,500	10		
No Component	80%					
Alarm						
Security System						
Generic	100%	2033	\$52,200	1	\$10,600	
	Other Observation, Extent: L		%			
	Location: Inside And Outside					
	Explanation: CCTV Surveil	lance Cameras				

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

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

Asset #: 3015

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

Alarm

Fire/Smoke Detection

Generic, Digital 100% 2038 ** 1-3 \$18,100

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	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	\$295,300	1	\$14,100	
Distribution							
Hot Wtr Piping/Pump	100%		2041	* *	4	\$1,400	
Terminal Devices							
Convector/Radiator	100%		2038	* *	1	\$9,200	
Air Conditioning							
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	\$15,900	
Exhaust Fans							
Roof	90%		2033	\$48,500	2	\$800	
Roof	10%		2038	* *	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%	1	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 Cuppression							

Fire Suppression

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

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

Page: 163

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

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

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

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

Page: 164

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$471,700	
Interior Architecture		\$1,072,400
Electrical	\$242,800	\$582,000
Mechanical		\$309,300
Total	\$714,500	\$1,963,700
Importance Code A	\$471,700	
Importance Code B	\$242,800	\$1,963,700
Total	\$714,500	\$1,963,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$84,200		\$7,400	
Interior Architecture	\$46,600	\$7,600		
Electrical	\$7,900	\$5,800	\$16,000	\$4,900
Mechanical	\$20,300	\$21,000	\$139,100	\$49,700
Site Enclosure	\$3,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$169,700	\$41,700	\$169,700	\$61,800
Importance Code A	\$85,700	\$1,500	\$8,900	\$1,500
Importance Code B	\$60,700	\$40,200	\$160,800	\$60,300
Importance Code C	\$23,300			
Total	\$169,700	\$41,700	\$169,700	\$61,800



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

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

Asset #: 14741

chitecture	Current Repair	Future Re	placement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior		•				•
Exterior Walls						
Masonry: Brick	25% 2-4 \$108 Cracking/Crumbling, Extent: Se Location: Rear Facade And No Rusting Masonry Supt, Extent: M Location: North Facade Windo Sidewalk Shed in Use, Extent: L	ear Downspout Aoderate, Area Affect ow Lintels	ted : 25%	5	\$13,400	
	Location: Front Facade					
	Vertical Cracks, Extent : Modera Location : Rear Facade Water Penetration, Extent : Mode					
	Location: Rear Facade					
Masonry: Brick	20% Other Observation, Extent: Ligh Location: West Facade Explanation: Stucco On Brick	LIFE at, Area Affected : 100	* *	5	\$10,800	
Masonry: Brick	25%	LIFE	* *	5	\$13,400	
Masonry: Granite),700 LIFE	* *	5	\$2,000	
musemy. Stame	Joint Mortar Miss/Erod, Extent : Location : South Facade At Bu	Moderate, Area Affe	cted : 20%	3	\$2,000	
Masonry: Limestone	Cracking/Crumbling, Extent: Ma Location: South Facade Corni Joint Mortar Miss/Erod, Extent: Location: South Facade	ce Moderate, Area Affe	cted : 25%	5	\$4,800	
	Worn/Eroded, Extent : Moderate, Location : South Facade	, Area Affected : 20%	ó			
Metal Panel	5%	2053	* *	5-10	\$18,500	
	Other Observation, Extent : Ligh Location : Roof Bulkhead Explanation : Metal Siding		9%	•	4,-	
Pre-Cast Concrete	3%	LIFE	* *	5	\$5,200	
Stucco Cement		7,400 2046	* *	5	\$3,400	
Windows						
Aluminum	Caulking Deteriorated, Extent : I Location : Throughout			5	\$6,100	
	Water Penetration, Extent : Seven Location : 3rd Floor Room 3J	**	o			

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

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

Asset #: 14741

Architecture	Current Repair	Future F	Replacement	Ma	aintenance	
System	% of Fail Date Estimat	ted Cost Year E	stimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total (Years)	FY		(Yrs)		
Exterior						
Parapets						
Masonry: Brick	95%	LIFE	* *	5	\$3,100	
•	Other Observation, Extent : M	oderate, Area Affecte	d : 100%			
	Location: Roof					
	Explanation: Covered With	Metal Panels				
Pre-Cast Concrete	5%	LIFE	* *	5	\$1,000	
	Other Observation, Extent : M	oderate, Area Affecte	d : 100%			
	Location : Roof					
	Explanation: Covered With	Metal Coping				
Roof	000/ 31	C4 200 2042	ماد دات			
Modified Bitumen		64,300 2043	**			1
	Debris Present, Extent: Seven Location: Sand Bags Throug	**	o			
		•	500/			
	Water Penetration, Extent: Se Location: Main Roof	vere, Area Affectea : :	0070			
Cl. 1: 1 . M . 1/Cl		27.700 2052	* *			
Skylight, Metal/Glass		27,700 2053				
	Water Penetration, Extent: Ma Location: Roof Stair	oaerate, Area Affected	l : 10%			
Soffits	Locuiton . Rooj Stati					
Stucco Cement	100%	2038	* *	5	\$4,700	
Interior	10070	2030			Ψ4,700	
Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$11,600	
Ceramic Tile	10%	2042	* *	5	\$5,300	
Quarry Tile	5%	2046	* *	5	\$4,000	
Vinyl Tile	75%	2033	\$1,072,400	3	\$14,900	
Interior Walls						
Cast in Place Concrete	5%	LIFE	* *			
Gypsum Board	75%	LIFE	* *	5	\$21,800	
Plaster		23,100 LIFE	* *	5	\$2,900	
	Water Penetration, Extent: Mo			<i>a</i>	G D	
	Location : Dining Room In E	Basement, Room 4a, 4	th Floor Corrid	or Ceilin	g, Stair B	
Ceilings	250/ N	21.500 2046	* *	_	Φζ ζοο	
AcousTileSusp.Lay-In	25% Now \$ Staining/Discoloring, Extent:	21,500 2046	• •	5	\$6,600	
	Location: Fourth Floor Cor		iea . 1076			
	Water Penetration, Extent: Me		1 · 20%			
	Location: Fourth Floor Cor		1.20/0			
Evenograd Steman Comment			* *		0400	
Exposed Struc: Concrete	5% 70%	LIFE LIFE	**	5 5	\$400 \$46,400	
Gypsum Board Site Enclosure	/U70	LIFE		J	\$40,400	
Fence/Gates						
Aluminum Rail	5%	2046	* *	5-10	\$400	
Chain Link	95%	2010		5 10	Ψ100	

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

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

Asset #: 14741

Architecture	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100% 4+	\$3,300	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	Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	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	om					
	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	от					
	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		
Ground			-				
Grounding Devices							
Generic	100%	LIFE	* *	5	\$400		
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.

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

Asset #: 14741

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators	1000/	2020	Ø 6 4 7 0 0		#11.600	
Diesel	100%	2029	\$64,500	1	\$11,600	
	Other Observation, Extent : Light, Are Location : Generator Room	a Affectea : 1	00%			
		Dated At 150) Vilamatta			
Batteries	Explanation : Emergency Generator	Katea At 150	Kuowaus			
Lead/Acid	100%	2026	\$2,400	5	\$1,100	
Fuel Storage	10070	2020	\$2,400		\$1,100	
Day Tank	50%	2032	\$12,500	5		
Day Tank	Other Observation, Extent : Light, Are			3		
	Location: Generator Room	u 11,5,0000u . 1	0070			
	Explanation: 100 Gallon Capacity					
Main Tank	50%	2036	* *	5		
Want Talk	Other Observation, Extent : Light, Are		00%	5		
	Location: Basement	35				
	Explanation: 275 Gallon Capacity					
ighting						
Interior Lighting						
Fluorescent	50%	2033	\$222,900	10	\$13,800	
	T-8 Lamps And Fixtures, Extent : Ligh Location : Throughout The Building	t, Area Affecto	ed : 100%			
Fluorescent	10%	2033	\$44,600	10	\$2,800	
	Compact Fluorescent Light, Extent : L	ight, Area Aff			. ,	
	Location : Lobby					
Fluorescent	40%	2028	\$178,300	10	\$11,000	
	T-9 Lamps And Fixtures, Extent: Ligh				, , , , , , , , , , , , , , , , , , , ,	
	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/	2020	-د- ملد		#11.5 0°	
Generic	100%	2038	**	1	\$11,200	
	Other Observation, Extent: Light, Are		00%			
	Location : Hallways, Lobby And Out Explanation : CCTV Surveillance Ca		Pania Dassa			
Fire/Smoke Detection	Explanation : CC1v Surveillance Ca	ımeras Ana P	unic Doors			
Generic, Digital	100%	2033	\$75,600	1-3	\$18,500	
Generic, Digital	Other Observation, Extent : Light, Are			1-3	\$10,500	
	Location: Throughout The Building	a rijjeciea . I	00/0			
	Explanation: Manual Pull Stations,	Strobe Lights	Smoke Detecto	ors And A	Harm Rells	

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

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

Asset #: 14741

Mechanical	Current Repair	Future Replaceme		nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2038	* *	1	\$14,800	
	Other Observation, Extent: N/A, Area	Affected :	100%			
	Location: Boiler Room					
D1 - 11 - 1	Explanation: 2 Units					
Distribution (D	1000/	2041	* *	4	01.700	
Hot Wtr Piping/Pump	100%	2041	T T	4	\$1,500	
Terminal Devices	000/	2020	* *	1	#0.700	
Convector/Radiator	90% 10%	2038 2033		1	\$8,700	
Fan Coil Unit/Heat	10%	2033	\$72,600	1	\$1,000	
Air Conditioning Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment	10070	2041		1		
Split Unit	20%	2033	\$139,200			
Spiit Cint	Other Observation, Extent: N/A, Area					
	Location: 1st Floor	1199000000	2070			
	Explanation: 2 Units For Lobby Are	a				
Window/Wall Unit	15%	2028	\$16,700	1		
No Component	65%	2020	\$10,700	1		
Ventilation	0570					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$16,700	
Exhaust Fans					+ -,	
Interior	75%	2033	\$97,500	2	\$700	
Roof	25%	2033	\$14,200	2	\$200	
Plumbing			· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping						
Galvanized Steel	100%	2038	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2028	\$16,700	2		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping		_		_		_
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2028	\$15,300	4	\$1,200	
Backflow Preventer						
Generic	100%	2033	\$13,100	1	\$1,800	
Fixtures						
Generic	100%					

Vertical Transport

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

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

Page: 170

DEPT. OF HOMELESS SERVICES - 071 GEORGE DALY HOUSE

Mechanical	Current Repair	Future Re	placement	Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light,	Area Affected : 100	0%					
	Location: Basement To 4th Floor	r						
	Explanation: 1 Unit							
Fire Suppression								
Sprinkler								
Generic	100%	2043	* *	1-2	\$8,400			
	Special/Chemical System, Extent: Light, Area Affected: 5%							
	Location : Sprinklers Provided In	Kitchen Area. 12	X 3 Feet With	Wet Che	emical System			
Fire Pump								
Generic	100%	2029	\$28,000	1	\$5,600			
Chemical System								
Generic	100%	2028	\$47,800	1-3	\$223,200			

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

Page: 171

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$82,200	
Electrical	\$68,400	\$327,500
Mechanical	\$61,100	\$2,103,700
Site Pavements	\$76,800	\$72,800
Total	\$288,500	\$2,504,000
Importance Code A	\$82,200	\$366,100
Importance Code B	\$129,500	\$2,137,900
Importance Code C	\$76,800	
Total	\$288,500	\$2,504,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,400			
Interior Architecture	\$66,100	\$1,000		\$4,500
Electrical	\$36,500	\$20,900	\$1,000	\$1,300
Mechanical	\$65,300	\$140,700	\$30,200	\$23,700
Site Enclosure	\$1,200			
Site Pavements	\$29,200			
Total	\$247,800	\$162,700	\$31,200	\$29,500
Importance Code A	\$53,700	\$4,400	\$4,300	\$4,300
Importance Code B	\$157,700	\$158,300	\$26,900	\$25,300
Importance Code C	\$36,400			
Total	\$247,800	\$162,700	\$31,200	\$29,500



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

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

Asset #: 1958

Architecture	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_	*	
Cast in Place Concrete	10%		LIFE	* *	5	\$16,000	
Masonry: Brick	87%		LIFE	* *	5	\$27,900	
Masonry: Limestone	3%		LIFE	* *	5	\$700	
Windows Aluminum	100%	36,800	2048	* *	5	\$7,900	
Alullillulli		n, Extent : Light, Area Affo		%	3	\$7,900	
	-	rd Floor Training Room	cerea . 10	, 0			
Parapets							
Masonry: Brick	90%		LIFE	* *	5	\$4,100	
Pre-Cast Concrete	10%		LIFE	* *	5	\$2,900	
Roof						·	
Copper/Terne	3%		2060	* *	10	\$1,900	
Modified Bitumen	95%	4+ \$12,700	2037	* *			
	_	nt : Moderate, Area Affec	ted : 2%				
	Location : Ro	oof					
Skylight, Metal/Glass	2% N	. ,	2062	* *			
		g Elements, Extent : Seve	re, Area A	Iffected : 2%			
	Location : Re	-					
		ting, Extent : Severe, Are	a Affectea	! : 80%			
g. em.	Location : Ro	90f					
Soffits Pre-Cast Concrete	100%		LIFE	* *	5		
Interior Pre-Cast Concrete	100%		LIFE				
Floors							
Ceramic Tile	10% N	fow \$14,600	2041	* *	5	\$2,700	
		g Elements, Extent : Ligh		fected : 10%		Ψ=,,,οο	
		oilets And Showers					
	Cracking/Crui	nbling, Extent : Moderate	e, Area Af	fected : 10%			
	Location : To	oilets, Showers and Kitch	en				
Terrazzo	20%		LIFE	* *	5	\$8,300	
Vinyl Tile	68% (\$19,500	2037	* *	3	\$13,500	
	-	nbling, Extent : Light, Ar	ea Affecte	d : 20%			
	Location: 31	rd Floor Training Room					
Wood	2%		2047	* *	5	\$2,000	
Interior Walls							
Ceramic Tile	10% N		2041	* *	5	\$2,900	
		g Elements, Extent : Mod		ea Affected : 10%			
		oilets, Showers and Kitch					
		nbling, Extent : Moderate		tected : 5%			
_		oilets, Showers and Kitch					
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.

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

Asset #: 1958

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTile,Adhered		Now	\$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	* *			
	0	_	Extent : Severe, A	00				
	Location	: Cheek W	all Of Front Entrai	nce Ram _l	p, Side And Rear Y	ard 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		Now	\$76,800	2045	* *			
	_	_	Extent : Severe, A	rea Affec	ted : 60%			
	Location	: Front Pa	rking Area					
Activity Yard								
Asphalt	50%	0-2	\$3,600	2035	\$72,800			
	_	_	Extent: Moderate		fected : 20%			
	Location	: Rear Yar	d Basketball Court	ts				
Cast in Place Concrete	50%	0-2	\$5,700	2045	* *			
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 5%			
	Location	: Side Yard	l					

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

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

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

Asset #: 1958

Electrical	Current R	epair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2032	\$127,000	5	\$200	
Raceway	050/		2022	\$55.000	1		
Conduit Conduit	95% 5%		2032 2052	\$55,800 * *	1 1		
Panelboards	370		2032		1		
Fused Disc Sw	5%		2031	\$2,900	5	\$100	
Fused Toggle Switch	60% 2-4	\$35,100	2057	**	5	\$300	
66	On Extended Life, Ext	·		ted : 100%		****	
	Location: Througho	out The Building					
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		
	Insulation Aged, Exter		a Affecte	d : 100%			
	Location : Througho	out The Building					
Thermoplastic	20%		2042	* *	1		
Motor Controllers	1000/		2020	0144.500	_	#200	
Locally Mounted	100%		2030	\$144,700	5	\$300	
Grounding Devices							
Grounding Devices Generic	100%		LIFE	* *	5	\$600	
Lighting	10070		LII L			\$000	
Interior Lighting							
Fluorescent	30%		2037	* *	10	\$11,800	
	T-8 Lamps And Fixture Location: Basement	-	Area Aff	ected : 100%			
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 No Component	80%						
Generic	10%		2027	\$7,900	1	\$1,600	
Generic	Other Observation, Ex Location : Hallways	0	Affected	: 100%	1	Ψ1,000	
	Explanation : CCTV						
Generic	10%		2032	\$7,900	1	\$1,600	
	Other Observation, Ex Location : Exit Door	-	Affected		-	\$1,000	
	Explanation: Intrus	ion Alarm And Mo	tion Sen	sor			

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

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

Asset #: 1958

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$32,500	1-3	\$8,200	
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location : Throughout The Building					
	Explanation: Strobe Lights, Manual	Pull Station	ns, Smoke Detecto	ors, Alarn	n Bells, Horns	
	And Fire Alarm Panel					

Mechanical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2042	* *	5	\$13,300	
Conversion Equipment						
Steam Boiler	100%	2030	\$366,100	1	\$42,600	
	On Extended Life, Extent : Modera	te, Area Affect	ed : 100%			
	Location : Boilers					
	Other Observation, Extent : N/A, A	rea Affected :	100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Central Plant Steam	100%	2032	\$1,180,900	4	\$2,100	
Piping/Pmp						
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 -	10%	2040	* *	2	\$300	
Cooling						
Split Unit	30%	2032	\$299,200			
	Other Observation, Extent : Light, .	Area Affected	: 30%			
	Location: Adjacent Of Building					
	Explanation: 3 Units					
Window/Wall Unit	25%	2026	\$39,800	1		
No Component	35%		, - , -			
Ventilation						
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	
Plumbing				-	¥-,···	

Plumbing

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

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

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

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Galvanized Steel	100%			2037	* *	1		
Water Heater With Tanks	10070							
Oil Fired	50%			2027	\$43,100	1		
No Component	50%				, , , , ,			
HW Heat Exchanger								
Steam Fired	50%			2042	* *	4	\$3,200	
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	\$900	
Sewage Ejector(s)								
Electric	100%			2032	\$22,000	4	\$1,700	
Backflow Preventer								
Generic	100%			2032	\$18,800	1	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression Sprinkler								
Generic	100%			2042	* *	1-2	\$12,000	
	10070			2042		1-2	\$12,000	
Chemical System Generic	100%			2027	\$47,800	1-3	\$223,200	

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

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

Page: 177

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : HELP SEC - COTTAGE #1

Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND

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

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

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

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088088

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$57,900
Mechanical	\$118,900	\$153,900
Total	\$118,900	\$211,700
Importance Code B	\$118,900	\$211,700
Total	\$118,900	\$211,700

EXPENSE Exterior Architecture	FY 2026	FY 2027	FY 2028	FY 2029
Interior Architecture	\$84,800 \$4,500	\$1,100	\$32,700 \$2,600	¢1 200
Electrical	\$4,300 \$1,400	\$1,300	\$16,300	\$1,800 \$1,400
Mechanical	\$800	\$900	\$44,500	\$900
Total	\$91,600	\$3,300	\$96,200	\$4,100
Importance Code A	\$84,800		\$32,700	
Importance Code B	\$6,800	\$2,600	\$63,500	\$4,100
Importance Code C		\$700		
Total	\$91,600	\$3,300	\$96,200	\$4,100



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

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

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

Asset #: 14721

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,200	
Masonry: Brick Cavity	93%	2-4	\$48,100	LIFE	* *	5	\$11,300	
		tar Miss/Er : Exterior	od, Extent : Moder Walls	ate, Ared	ı 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%			
Soffits	Location	: Through	out					
Cast in Place Concrete	100%			LIFE	* *	5		
nterior	10070			LILE				
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2042	* *	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	* *	5	\$1,400	
,			ents, Extent : Mode		ea Affected : 2%	-	* ,	
	Location	: Corridoi	Near Entrance					
Vinyl Tile	80%			2038	* *	3	\$7,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$300	
Metal Panel	60%			LIFE	* *	5	\$13,200	
ite Enclosure								
Fence/Gates								
Aluminum Rail	10%			2038	* *	5-10		
Chain Link	90%			2043	* *			
ite Pavements								
On-Site Walkways	200/			2026	* *			
Asphalt	20%			2036	**			
Cast in Place Concrete	80%			2046	-1- W			
Activity Yard	1000/			2042	* *			
Asphalt	100%			2042	1º 1º			

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

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

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

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

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

Asset #: 14721

Electrical	Current Repair	aintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment Fused Disc Sw	100%	2033	\$7,400	5	\$100	
Pused 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	8/120 Lo1	w Voltage	
Raceway Conduit	5%	2053	* *	1		
Conduit	95%	2033	\$15,000	1		
Panelboards	9370	2033	\$13,000	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	76.13		\$27,000		4200	
Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2043	* *	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 : Ligh Location : Throughout The Building		ected : 100%			
Incandescent	2%	2028	\$4,100	2		
Egress Lighting						
Emergency, Service	60%	2038	* *	1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting						
LED	20%	2041	* *			
No Component	80%					
Alarm						
Security System	1000/	2020	* *	1	\$4.600	
Generic	100% Other Observation, Extent : Light, Are	2038		1	\$4,600	
	Location : Inside And Outside	ги лујестеи	. 100/0			
	Explanation : CCTV Surveillance Co	amera				
Fire/Smoke Detection	Explanation . CC1 r Surveillance Ct	amer a				
Generic, Digital	100%	2038	* *	1-3	\$7,800	
, 2 igitui	Other Observation, Extent : Light, Are		: 100%		Ψ1,000	
	Location : Throughout The Building					
	Explanation : Strobe Lights, Alarm E And Fire Alarm Panel		Smoke Detectors,	Manual	Pull Box Station	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Terminal Devices	1000/			2020	* *	1	#4.000	
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	\$6,900	
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		
	100%			2032	\$23,100			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$3,500	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$631,300	
Electrical		\$57,900
Mechanical	\$187,000	\$492,800
Total	\$818,300	\$550,700
Importance Code A	\$631,300	
Importance Code B	\$187,000	\$550,700
Total	\$818,300	\$550,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,700	_	\$1,100	\$1,000
Interior Architecture	\$3,600	\$1,100	\$1,400	\$1,800
Electrical	\$1,400	\$1,300	\$12,300	\$1,400
Mechanical	\$17,900	\$1,000	\$49,300	\$1,000
Total	\$58,600	\$3,400	\$64,100	\$5,200
Importance Code A	\$35,700		\$1,200	\$1,000
Importance Code B	\$22,900	\$2,700	\$63,000	\$4,200
Importance Code C		\$700		
Total	\$58,600	\$3,400	\$64,100	\$5,200



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

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

Asset #: 14722

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,200	
Masonry: Brick Cavity	93%			LIFE	* *	5	\$11,300	
Window Wall	5%			2053	* *	5	\$2,300	
Windows								
Aluminum	98%			2049	* *	5	\$1,900	
Metal Louvers	2%			2042	* *	10	\$200	
Roof								
Single Ply Membrane		Now	\$631,300	2043	* *			1
			ere, Area Affected :	40%				
		ı : Main Ro	-					
		-	ings, Extent : Seve	re, Area .	Affected : 20%			
		: Main Ro	-					
	_	-	tent : Severe, Area	Affected	: 80%			
		_	out Main Roof					
			xtent : Severe, Area	ı Affected	d : 20%			
	Location	: 1st Floor						
Skylight, Plastic		Now	\$35,700	2038	* *	1		
		-	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	: Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
terior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2042	* *	5	\$900	
Quarry Tile	10%			2038	* *	5	\$2,800	
Vinyl Tile	80%			2038	* *	3	\$7,400	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	* *	5	\$10,400	
Ceilings				• • • •		_	4	
AcousTileSusp.Lay-In		Now	\$1,700	2038	**	5	\$2,600	
			ents, Extent : Sever	re, Area 2	Affected : 2%			
			rs To Rooms					
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Metal Panel	60%			LIFE	* *	5	\$13,200	
ite Pavements						_		
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

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

Under 600 Volts

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

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

Asset #: 14722

Electrical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2033	\$7,400	5	\$100	
	Other Observation, Extent : Light, Are	a Affected .	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere Main	Disconnec	ct Switch			
Transformers	1000/	2021	#2 < 100	_		
Dry Type	100%	2031	\$26,100	5		
	Other Observation, Extent: Light, Are.	a Affected .	: 100%			
	Location: Electrical Room	400	H: 1 H L 200)/1 2 0.1	T7 L	
D	Explanation: On 112.5 Kilovolts Am	peres, 480	High voitage 208	3/120 Lov	w voitage	
Raceway Conduit	95%	2033	\$15,000	1		
Conduit	5%	2053	\$13,000	1 1		
Panelboards	376	2033		1		
Fused Disc Sw	4%	2032	\$1,600	5		
Fused Disc Sw Fused Disc Sw	1%	2032	\$1,000 **	5		
Molded Case Bkrs	95%	2032	\$37,000	5	\$300	
Wiring	7370	2032	\$57,000		\$300	
Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2053	**	1		
Motor Controllers	270	2000				
Locally Mounted	100%	2031	\$57,900	5	\$100	
Lighting					<u>`</u>	
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					
	Explanation : CCTV Surveillance Ca	mera				
Fire/Smoke Detection	1000/	2020			^- ^^ -	
Generic, Digital	100%	2038	**	1-3	\$7,800	
	Other Observation, Extent: Light, Are	a Affected .	: 100%			
	Location: Throughout The Building	-11 17	M	: C	-L-D-4	
	Explanation : Strobe Lights, Alarm B Fire Alarm Panel	ell, Horns,	Manual Pull Stati	ions, Smo	оке Detectors And	
	r tre Atarm r anet					

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

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

Asset #: 14722

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Ductwork/Diffusers	100%			LIFE	* *	2.5	\$6,000	
Exhaust Fans	10070			LIFE		2-5	\$6,900	
Exnaust Fans Interior	80%			2028	\$42,800	2	\$300	
Roof	20%			2028	\$4,700	2 2	\$100	
Plumbing	2070			2028	\$4,700		\$100	
H/C Water Piping								
Galvanized Steel	100%			2031	\$153,900	1		
Water Heater With Tanks	10070			2031	Ψ133,700	-		
Electric	100%			2032	\$23,100	4		
Sanitary Piping	10070				\$25,100	-		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$3,500	

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

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
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 C	\$600	\$700		
Importance Code B	\$74,500	\$2,700	\$64,200	\$4,200
Importance Code A	\$19,300		\$32,700	
Total	\$94,300	\$3,400	\$96,900	\$4,200
Site Pavements	\$600			
Mechanical	\$68,500	\$1,000	\$49,300	\$1,000
Electrical	\$1,400	\$1,300	\$12,300	\$1,400
Interior Architecture	\$4,500	\$1,100	\$2,600	\$1,800
Exterior Architecture	\$19,300		\$32,700	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 14723

Architecture		Current	Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	20/			LIDE	יט יט	_	#1.200	
Cast in Place Concrete	2%		: Light, Area Affect	LIFE	* *	5	\$1,200	
		iea, Exieni i : Various	. Ligni, Area Ajjeci	iea : 270				
Masonry: Brick	93%		\$18,200	LIFE	* *	5	\$11,300	
Masoniy. Brick			Extent : Moderate		ffected · 2%	3	\$11,500	
	_	_	Lintel At Front Ele		<i>yeerea</i> : 270			
Window Wall	5%			2053	* *	5	\$2,300	
Windows							¥-,- v v	
Aluminum	98%			2041	* *	5	\$1,900	
Metal Louvers	2%	4+	\$100	2036	* *			
			xtent : Moderate, A	rea Affeo	eted : 2%			
D 0	Location	: Front Fo	ıcade					
Roof	050/			2020	* *	10	¢21.500	
Single Ply Membrane Skylight, Plastic	95% 5%			2038 2038	* *	10 1	\$31,500	
Soffits	370			2030		1		
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2042	* *	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	**	5	\$1,400	
		tea, Extent 1 : Through	: Moderate, Area A	lffected .	2%			
17' 17''1		i . Inrough	ош	2020	* *		Ф7.400	
Vinyl Tile Interior Walls	80%			2038	* * *	3	\$7,400	
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	* *	5	\$10,100	
Ceilings				<u></u>		· ·	, .,	
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete				LIFE	* *	5	\$300	
Metal Panel	60%			LIFE	* *	5	\$13,200	
Site Pavements								
On-Site Walkways	50/			20.42	* *			
Asphalt Cast in Place Concrete	5% 95%	4+	\$600	2042 2046	* *			
Cast III Flace Concrete			\$600 Extent : Moderate					
	_	: Front Ei		, 11.0u 11 _j	Jeeren . 270			

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

Under 600 Volts

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

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

Asset #: 14723

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$7,400	5	\$100	
	Other Observation, Extent : Li	ight, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation: One 400 Ampe	ere Main Disconnect St	witch			
Transformers	1000/	2021	#2 < 100	-		
Dry Type	100%	2031	\$26,100	5		
	Other Observation, Extent : La Location : Electrical Room	gnī, Area Affectea : 10	10%			
		400 II	:-1. IV-14 20	0/120 1	I/- I4	
D	Explanation: One 112.5 Kilo	ovoits Amperes, 480 Hi	ign voitage 20	8/120 LC	w voitage	
Raceway Conduit	95%	2033	\$15,000	1		
Conduit	5%	2053	\$15,000	1		
Panelboards	378	2033		1		
Fused Disc Sw	4%	2032	\$1,600	5		
Fused Disc Sw Fused Disc Sw	1%	2032	\$1,600 * *	5 5		
Molded Case Bkrs	95%	2032		5	\$300	
	9370	2032	\$37,000	3	\$300	
Wiring Thermoplastic	95%	2033	\$18,500	1		
Thermoplastic	5%	2053	\$10,300 * *	1 1		
Motor Controllers	370	2033		1		
Locally Mounted	100%	2031	\$57,000	5	\$100	
Ground	10078	2031	\$57,900	3	\$100	
Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$200	
Lighting	10070	LIFE			\$200	
Interior Lighting						
Fluorescent	98%	2038	* *	10	\$11,100	
Tuorescent	T-8 Lamps And Fixtures, Exter	_000	d · 100%	10	\$11,100	
	Location: Throughout The E	_				
LED	2%	2041	* *			
Egress Lighting	2/0	2071				
Emergency, Service	60%	2038	* *	1		
Exit, Service	40%	2033	\$2,100	1		
Exterior Lighting	7070	2033	Ψ2,100	1		
LED	20%	2041	* *			
No Component	80%	2041				
Alarm	0070					
Security System						
Generic	100%	2038	* *	1	\$4,600	
Generie	Other Observation, Extent : Li		00%	1	ψ+,000	
	Location: Inside And Outsid					
	Explanation : CCTV Surveill					
	Explanation . CC1 r Survett	ance Camera				

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

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

Asset #: 14723

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$7,800	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Horns, Al And Fire Alarm Panel	arm Beli	l, Smoke Detectors,	Manual	Pull Box Stations	

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$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	
Ç		_	nt : Severe, Area A <u>j</u> nit Is Not Working	fected :	90%			
No Component	10%							
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans Interior	80%			2028	\$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.

^{**} 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) Prior	rity
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2043 **	1-2 \$3,500	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,200		\$32,700	\$1,000
Interior Architecture	\$21,200	\$1,100	\$3,300	\$2,000
Electrical	\$1,400	\$1,300	\$12,300	\$1,400
Mechanical	\$17,500	\$1,000	\$49,300	\$1,000
Total	\$58,400	\$3,400	\$97,600	\$5,300
Importance Code A	\$18,200		\$32,700	\$1,000
Importance Code B	\$40,200	\$2,700	\$64,900	\$4,300
Importance Code C		\$700		
Total	\$58,400	\$3,400	\$97,600	\$5,300



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

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

Asset #: 14724

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,200	
Masonry: Brick	93%			LIFE	* *	5	\$11,300	
Window Wall	5%			2053	* *	5	\$2,300	
Windows								
Aluminum	97%			2049	* *	5	\$1,900	
			Extent : Moderate, A	1rea Affe	cted : 10%			
		ı : At Windo						
		tion : Rusti	ng Lintels					
Metal Louvers	3%			2036	* *	10	\$400	
Roof	0.50/			• • • •		4.0	001.700	
Single Ply Membrane	95%		41 - 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								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2042	* *	5	\$900	
Quarry Tile	5%			2038	* *	5	\$1,400	
Vinyl Tile	85%		\$21,200	2033	\$423,600	3	\$5,900	
-			tent : Moderate, Ar	ea Affeci	ted : 10%			
	Location	ı : Through	out 1st Floor					
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	_	04.400	
Ceramic Tile	5%			2042	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings	2001			2020	عاب عاب	-	45.30 0	
AcousTileSusp.Lay-In	30%			2038	* *	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
ite Pavements								
On-Site Walkways	0007			2026	* *			
Asphalt	90%			2036	* *			
Cast in Place Concrete	10%			2038	* * *			

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

Under 600 Volts

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

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

Asset #: 14724

Electrical	Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	\$7,400	5	\$100	
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location : Electrical Room					
	Explanation : One 400 Ampere Mai	n Disconnec	et Switch			
Transformers						
Dry Type	100%	2031	\$26,100	5		
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%			
	Location : Electrical Room					
	Explanation: One 112.5 Kilovolts A	Imperes, 480) High Voltage 20	8/120 Lc	ow Voltage	
Raceway						
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						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	98%	2038	* *	10	\$11,100	
	T-8 Lamps And Fixtures, Extent: Light	ht, Area Affe	ected : 100%			
	Location : Throughout The Building	7				
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, Ar		: 100%	-	4 .,	
	Location : Inside And Outside	00				
	Explanation : CCTV Surveillance C	'amera				

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

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

Asset #: 14724

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2038	* *	1-3	\$7,800	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location: Throughout The Building					
	Explanation : Strobe Lights, Horns, Al And Fire Alarm Panel	arm Bell	l, Manual Pull Box	Stations,	, Smoke Detectors	

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Plant Campus Steam / PRV	100%			2053	* *	1		
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$16,900	2043	**	4	\$600	
			oderate, Area Affec ing Pump Corrodea					
Terminal Devices Air Handler	-	-	\$68,000 int : Moderate, Area oor. The Air Handlin			1	\$2,100	
Convector/Radiator	70%	. 1 1151 1 10	701. 1110 1111 114114111	2038	**	1	\$2,800	
Air Conditioning Energy Source	7070			2030		1	\$2,000	
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	\$6,900	
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.

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

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

Asset #: 14724

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

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,283,100	\$234,500
Interior Architecture	\$353,800	
Electrical	\$534,500	\$854,400
Mechanical	\$603,300	\$2,654,700
Site Enclosure	\$457,200	
Total	\$4,232,000	\$3,743,600
Importance Code A	\$2,283,100	\$234,500
Importance Code B	\$1,491,600	\$3,509,100
Importance Code C	\$457,200	
Total	\$4,232,000	\$3,743,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,600			\$8,400
Interior Architecture	\$73,100			\$8,900
Electrical	\$65,700	\$13,200	\$29,200	\$11,100
Mechanical	\$75,400	\$24,100	\$143,300	\$22,400
Site Enclosure	\$29,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$260,400	\$44,500	\$179,700	\$58,000
Importance Code A	\$9,600		\$100	\$8,400
Importance Code B	\$221,500	\$44,500	\$179,600	\$49,600
Importance Code C	\$29,300			
Total	\$260,400	\$44,500	\$179,700	\$58,000



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

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

Asset #: 14720

Architecture	Current	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	45% 0-2 Cracking/Crumbling Location: Various Diagonal Cracks, Ex	Locations, Front, F	Rear And	Sides	5	\$176,000	1
	Location: Rear Of Exposed Reinforceme Location: Exterior Locations Spalling, Extent: Mo Location: Various	Building In Courty ent, Extent : Severe Concrete Stair New oderate, Area Affect	eard Area , Area Af ar Front (fected : 20% Of Building, Rear	Elevatior	a And Various	
Masonry: Brick Cavity	55%		LIFE	* *	5	\$43,000	
Windows						4 12,000	
Aluminum	95%		2049	* *	5	\$16,800	
Metal Louvers	5% 2-4	\$9,600	2036	**			
	Deteriorated Finish, Location: Penthou			ed : 20%			
Parapets	1000/			4.4	_	* * * * * * * * * *	
Cast in Place Concrete	100%		LIFE	* *	5	\$58,600	
Roof Single Ply Membrane	100% Now Adhesion Failure, Ex Location : Main Ro		2041 Affected	**: 10%			1
	Patching Evident, Ex Location : Main Ro		rea Affect	ted : 10%			
	Ponding, Extent: Ser Location: Main Ro		: 20%				
	Other Observation, E Location : Main Ro Explanation : Air F	of	a Affecte	d : 20%			
Soffits	Supramation : III. I						
Cast in Place Concrete	100%		LIFE	* *	5		
nterior							
Floors Cast in Place Concrete	8% 0-2 Cracking/Crumbling Location : Through	_	LIFE ea Affecte	* * ed : 10%	5	\$17,800	
Ceramic Tile	7% 0-2 Cracking/Crumbling Location: Through	-	2042 ea Affecte	* * ed : 20%	5	\$3,600	
Quarry Tile	15% 4+ Broken/Missing Elen Location: Kitchen		2046 erate, Ar	* * ea Affected : 10%	5	\$11,500	
Vinyl Tile	70% Now Cracking/Crumbling Location: Through		2038 rea Affec	* * ted : 20%	3	\$26,800	

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

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

Asset #: 14720

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	* *	_			
Concrete Masonry Unit	75%			LIFE	* *	5	\$39,300		
Glass Block	5%			LIFE	* *				
Masonry: Brick	10%)		LIFE	* *				
Ceilings	200/	3.7	#1.45 5 00	2016	* *	_	01.7.2 00		
AcousTileSusp.Lay-In		Now	\$147,700	2046		5	\$15,200		
			Extent : Severe, A	rea А <u>ј</u> јес	tea : 40%				
		n : Through			CC 1 50/				
		วเรcotoring n : 2nd Floo	Extent : Moderate	, Area Aj	јестеа : 5%				
				-4 - 4 . 50	/				
			: Severe, Area Affe om, Throughout	ciea : 5%	0				
T 10 0	-		om, Inroughoui		* *		#11.100		
Exposed Struc: Concrete	70%)		LIFE	* *	5	\$11,100		
Site Enclosure									
Fence/Gates Chain Link	100%	0-2	\$457,200	2059	* *				
Chain Link	Broken/M	· •	nents, Extent : Sever		Affected : 20%				
	Corrosion	/Rusting, E	xtent : Severe, Area	a Affected	d: 40%				
	Location	n : Entire							
Free Standing Walls									
Masonry: Brick	100%	Now	\$29,300	2063	* *				
•	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	ted : 80%				
	Location	n : Loading	Dock Area, Garba	ge Colle	ction Area				
Site Pavements									
On-Site Walkways									
Asphalt	30%			2036	* *				
Cast in Place Concrete	70%	<u>, </u>		2046	* *				
Parking/Driveway									
Asphalt	100%)		2036	* *				

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

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

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

Asset #: 14720

Electrical		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Transformers						_		
Dry Type	100%			2031	\$26,100	5	\$300	
		ervanon, E : Electrica	xtent : Light, Area	Ајјестеа	: 100%			
				res And	One 75 Kilovolts A	mneres 4	180 High Voltage	
		Low Volta		res mu	One /5 Knovons 11	трегез ч	oo mga vonage	
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$158,800	5	\$300	
Raceway	1000/			•	0.1.0.00			
Conduit	100%			2033	\$113,200	1		
Panelboards Fused Disc Sw	100/			2022	¢0 000	5	\$200	
Molded Case Bkrs	10% 90%			2032 2032	\$8,800 \$78,900	5 5	\$200 \$1,600	
Wiring	9070			2032	\$78,900		\$1,000	
Thermoplastic	100%			2033	\$169,800	1		
Motor Controllers	10070			2033	ψ105,000			
Locally Mounted	80%			2031	\$162,100	5	\$400	
Locally Mounted	20%	Now	\$40,500	2053	* *	5		
		_	ent : Severe, Area A		100%			
	Location	: Mechani	cal Room Penthou	se				
Ground								
Grounding Devices	1000/	2.4	¢10.200	LIEE	* *	5	¢1 000	
Generic	100%	2-4 Extent: M	\$10,200 Toderate, Area Affe	LIFE		5	\$1,000	
		: Water M		ieu . 10	070			
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	\$13,400	1	\$21,000	
Generators								
Diesel	100%			2029	\$106,100	1	\$26,400	
			Extent : Light, Area	Affected	: 100%			
		: Generate						
Batteries	Expianat	ion . One 4	40 Kilowatts					
Lead/Acid	100%			2026	\$2,400	5	\$2,500	
Fuel Storage	10070				Ψ2,100		Ψ2,200	
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.

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

Asset #: 14720

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting									
Interior Lighting						*			
Fluorescent	30%		2028	\$303,500	10	\$18,700			
	T-12 Lamps And Fix Location : Through								
Fluorescent	60%		2038	* *	10	\$37,500			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building								
Fluorescent	10%		2038	* *	10	\$6,200			
	-	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallway And Cafeteria							
Egress Lighting									
Emergency, Service	40%		2028	\$16,400	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%								
Alarm									
Security System	500/		2020	ماد ماد		412 5 00			
Generic	50%	F	2038	**	1	\$12,700			
	Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside								
		V Surveillance Can							
Generic	50%		2028	\$62,400	1	\$12,700			
	Other Observation, Extent : Light, Area Affected : 100% Location : Exit Doors								
	Explanation : Intri	ision Alarm							
Fire/Smoke Detection									
Generic, Digital	100%		2033	\$171,500	1-3	\$42,000			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Throughout The Building								
	Explanation : Stroi Fire Alarm Panel	be Lights, Horns, Al	arm Bell	, Smoke Detectors,	Manual	Pull Stations And			

Mechanical	Curre	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2053	* *	1		
PRV							
Distribution							
Central Plant Steam	100%		2043	* *	4	\$5,000	
Piping/Pmp							

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

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

Asset #: 14720

Mechanical	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Terminal Devices									
Convector/Radiator	95%			2031	\$516,600	1	\$20,900		
Fan Coil Unit/Heat	5%			2028	\$82,400	1	\$1,100		
ir Conditioning									
Energy Source									
Electricity	100%			2041	* *	1			
Conversion Equipment									
Absorption Chiller/Direct Fire	10%	0-2	\$91,400	2033	\$182,800	1	\$6,600		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Penthouse							
	Explana	tion : Unit	Is Not Working						
Exterior Pkg Unit - Cooling	30%	0-2	\$43,700	2033	\$218,700	2	\$1,000		
Ü		vice, Exten i : Second I	t : Severe, Area Affo 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 iit Is Leaking t : Severe, Area Affo iit Is Not Working			2	\$54,800		
Tentilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000		
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 hit Corroded	2043 cted : 100	**	4	\$6,700		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	Leak Evid	Now ent, Extent a : Roof Are	\$11,700 : Severe, Area Affe ea	LIFE cted : 10	**	1			
Sewage Ejector(s) Electric	100%			2028	\$34,800	4	\$2,700		
Fixtures Generic	100%								

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

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

DEPT. OF HOMELESS SERVICES - 071 HELP SEC - MAIN BLDG.

Asset #: 14720

Mechanical	Current Repair	Future Ro	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Seven	e, Area Affected : 1	100%			
	Location: 1st Floor To 2nd Floo	or				
	Explanation: Not In Service					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$19,100	
Chemical System						
Generic	100%	2028	\$47,800	1-3	\$223,200	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Mechanical	\$51,700	
Site Pavements		\$228,400
Total	\$51,700	\$228,400
Importance Code A	\$51,700	
Importance Code C		\$228,400
Total	\$51,700	\$228,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,800			_
Interior Architecture	\$46,500			\$400
Electrical	\$5,700			
Mechanical	\$24,500	\$200		\$200
Site Enclosure	\$14,900			
Total	\$132,300	\$200		\$600
Importance Code A	\$40,800	\$200		\$200
Importance Code B	\$73,000			\$400
Importance Code C	\$18,500			
Total	\$132,300	\$200		\$600



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

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

Asset #: 14739

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type		Date Est	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	4% No		\$2,000	LIFE	* *	5	\$200		
	Joint Mortar M Location : Co		Extent : Moder Wall Openings	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 Observa Location: Ro Explanation:	of	at : N/A, Area A ak From Roof (
nterior	_								
Floors	1000/ NI		¢24.600	2042	* *	2	¢1 100		
Vinyl Tile	100% No	ıre, Extent	\$24,600 : Severe, Area	2042 Affected		3	\$1,100		
	Location : Throughout Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Th	_							
	Other Observa		t : Severe, Ared	a Affected	d: 100%				
	Location : Bu	_							
	Explanation :	Building .	Not In Use, Ab	ondoned	Equipment And D	ebris Eve	rywhere		
Interior Walls	500/			LIDE	* *	-	#200		
Concrete Masonry Unit	50%		Ф2 (ОО	LIFE	* *	5	\$300		
Plywood/Hardboard	50% No		\$3,600	LIFE					
	Dry Rot/Decay, Location : Th		severe, Area AJ	естеа : 1	3%				
		_	waya Awaa Affa	atad : 25	0/				
	Worn/Eroded, Extent: Severe, Area Affected: 25%								
	Location : Throughout Other Observation, Extent : Severe, Area Affected : 50%								
	Other Observation, Extent: Severe, Area Affected: 50% Location: Throughout								
	Explanation:	Jugnout							

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

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

Asset #: 14739

Architecture	Current Repair				e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior	•			•		•			
Ceilings									
AcousTileSusp.Lay-In	50% Now \$14,800 2052 ** 5 \$800 Broken/Missing Elements, Extent: Severe, Area Affected: 50% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 25% Location: Throughout								
		etration, Exte : Throughou	nt : Severe, Ared	a Affected	d : 25%				
Exposed Struc: Steel	Location	: Throughout			* * d : 100% veen Steel Open We	ah laist			
Metal Panel		Now	\$3,400	LIFE	* *	5	\$1,300		
iviciai i anci	Water Pen	1.0	nt : Severe, Area		d: 10%	3	\$1,300		
Site Enclosure									
Fence/Gates									
Chain Link	Broken/Mi	Now issing Elemen : Side Of Bui	\$14,900 ts, Extent : Seve lding	2042 re, Area	* * Affected : 25%				
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2037	* *				
Parking/Driveway									
Asphalt	100%			2035	\$228,400				
Electrical		Current Re	oair	Futur	e Replacement	М	aintenance		

Electrical		Current Repai	r	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2042	* *	1		
Panelboards								
Molded Case Bkrs	100%			2040	* *	5	\$100	
Wiring								
Thermoplastic	100%			2042	* *	1		
Lighting								
Interior Lighting	1000/	3.7	Φ7. (00	20.42	* *			
Fluorescent	100%		\$5,600	2042				
	T-12 Lamps	s And Fixtures, 1	Extent : Sever	e, Area A	Affected : 100%			
	Location	: Throughout Th	he Building					
Exterior Lighting								
HID	30%			2032	\$2,800	10		
No Component	70%							

Alarm

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

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

Asset #: 14739

Electrical	Current Repa	air Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2032	\$1,100	1	\$200	
	Other Observation, Exter	ıt : N/A, Area Affected :	100%			
	Location : Outside Peri	meter				
	Explanation: CCTV Su	rveillance Cameras				

Mechanical		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
leating								
Energy Source								
Electricity	100%			2042	* *	1		
			Extent : N/A, Area A	ffected :	100%			
		ı : Through						
-	Explana	tion: This	Is An Unoccupied I	Building				
Conversion Equipment	4000/			• • • •	4-1-00	_	4000	
Radiant Heater	100%			2027	\$51,700	2	\$900	
Air Conditioning								
Energy Source	1000/			20.40	* *	1		
Electricity	100%			2040	* *	1		
Conversion Equipment	200/	0.2	Ø1 400	2022	Ф2 200	1		
Window/Wall Unit	30%		\$1,400	2032	\$2,300	1		
			Extent : Moderate,	Area Af	fected: 100%			
		ı : 1st Floo	r					
No Component	70%							
lumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater With Tanks								
Electric	100%			2026	\$23,100	4		
Sanitary Piping								
Sanitary Piping Not Accessible	100%							
	100%							
Not Accessible	100%							
Not Accessible Storm Drain Piping								
Not Accessible Storm Drain Piping Not Accessible								
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible	100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s)	100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s)	100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s) Not Accessible	100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s) Not Accessible Backflow Preventer	100% 100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s) Not Accessible Backflow Preventer Not Accessible	100% 100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s) Not Accessible Backflow Preventer Not Accessible Fixtures Not Accessible	100% 100% 100%							
Not Accessible Storm Drain Piping Not Accessible Sump Pump(s) Not Accessible Sewage Ejector(s) Not Accessible Backflow Preventer Not Accessible Fixtures	100% 100% 100%							

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

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

DEPT. OF HOMELESS SERVICES - 071 HELP SEC - STORAGE BLDG.

Asset #: 14739

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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

Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.

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

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

Date of Survey : 24-Apr-2024 Landmark Status : NONE

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

Block : 3699 Lot : 1 BIN : 3083637

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,048,700	\$112,300
Interior Architecture	\$695,700	\$2,886,300
Electrical		\$757,600
Mechanical		\$4,879,700
Site Pavements	\$479,800	
Total	\$2,224,200	\$8,635,900
Importance Code A	\$1,049,700	Φ500 000
importance code /1	\$1,048,700	\$500,000
•	\$537,600	\$500,000 \$8,135,900
Importance Code B Importance Code C		

Total	\$320,300	\$33,700	\$37,800	\$41,800
Importance Code C	\$79,200	\$400		
Importance Code B	\$170,100	\$25,800	\$31,700	\$34,300
Importance Code A	\$71,000	\$7,500	\$6,000	\$7,500
Total	\$320,300	\$33,700	\$37,800	\$41,800
Site Pavements	\$23,800	\$400		
Site Enclosure	\$15,700			
Mechanical	\$56,400	\$19,300	\$17,900	\$14,600
Electrical	\$17,200	\$14,000	\$17,000	\$16,500
Interior Architecture	\$142,100		\$2,900	\$10,700
Exterior Architecture	\$65,000			
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 1973

Architecture	Cu	rrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		Date lears)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Location : No	nbling, E orth Side	\$451,600 Extent : Severe, Ar e Of Main Entrand d, Extent : Moder	ce		5	\$112,300	
	Location : Th	iroughoi tion, Ext	ıt ent : Light, Area A					
Masonry: Limestone	5%			LIFE	* *	5	\$10,500	
Stucco Cement			\$116,500 Extent : Moderate ade	2048 Area A <u>f</u>	* * fected : 10%	5	\$26,300	
Windows Aluminum w/ Guards		ls, Exten	\$181,800 t : Severe, Area A Or Missing Throi	-	* *	5	\$14,500	
Metal Louvers	2%			2044	* *	10	\$3,700	
Parapets							·	
Cast Stone/Terra Cotta	10%			LIFE	* *	5-10	\$36,800	
Masonry: Brick	75%			LIFE	* *	5-10	\$66,500	
Metal Panel	5%			2055	* *	5	\$2,500	
Metal: Cage/Fence	Corrosion/Rus Location : 3r	d Floor ted, Exte	ent : Moderate, A			5	\$2,100	
Pre-Cast Concrete	5%			LIFE	* *	5	\$8,200	
Roof Modified Bitumen	Location : M Water Penetra	ition, Ex ain Rooj tion, Ext	\$25,800 tent : N/A, Area A f (2022) ent : Severe, Area Corridor And Roc	2043 ffected :			,	
Single Ply Membrane	Location: 3r	owth, Ext d Floor tion, Ext	ent : Severe, Area					

Interior

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

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

Asset #: 1973

rchitecture		Current	Repair	Futu	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$49,900	
Ceramic Tile	5%			2038	**	5	\$5,700	
			Extent : N/A, Area A	Iffected :	100%			
		n : Toilet Ro						
		tion : Loca						
Mosaic Tile		Now	\$52,300	2033	\$523,000	5	\$7,100	
		_	ients, Extent : Seve	re, Area .	Affected : 2%			
		Location: Kitchen Area						
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Kitchen Area							
			: Moderate, Area	Affected :	100%			
		n : Kitchen	Area					
Marble Panels	5%			LIFE	* *	5	\$8,600	
Vinyl Tile	75%		\$231,000	2030	\$2,309,800	3	\$32,100	
	Broken/Missing Elements, Extent: Moderate, Area Affected: 2%							
	Location : Throughout Corridors, Dormitories And Offices Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	_	_	_					
		_	out Corridors, Doi		**			
			Moderate, Area A	-				
		_	out Corridors, Doi		**			
	_		tent : Moderate, Ai	rea Affec	ted: 10%			
		n : Through		1.00	. 1 10/			
			ctent : Moderate, A	rea Affec	ted : 1%			
	Locatioi	n : Cafeteri	a					
Interior Walls Ceramic Tile	5%	4+	¢11 400	2029	* *	5	¢5 200	
Ceramic Tile	•	=	\$11,400 Extent : Light, Are	2038		5	\$5,300	
		rumbung, n : Kitchen		ги Ајјеси	zu . 1/0			
			: Moderate, Area A	Affected	50/2			
		n : Kitchen		престеи.	370			
Concrete Masonry Unit				LIEE	* *	5	\$16,000	
Concrete Masonry Unit Fiberglass Panel	10% 5%			LIFE LIFE	* *	5 10	\$16,900 \$2,600	
Gypsum Board	10%			LIFE	* *	5-10	\$35,900	
Masonry: Brick	5%			LIFE	* *	10	\$3,200	
Marble Panels	2%		\$14,600	LIFE	* *	10	Φ5,200	
wardie i aneis			ents, Extent : Mod					
		n : Main En		c. a.c., 111	ca 1111 cerea . 570			
Plaster		Now	\$158,200	LIFE	* *	5	\$39,900	
Flasici			\$138,200 Extent : Severe, A			3	\$39,900	
	-	_	on Room, Stairwel			ooms		
			xtent : Severe, Ared			.oms		
			on Room, Stairwel					

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

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

Asset #: 1973

Architecture		Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	5%			2040	* *	5	¢5 700	
AcousTileSusp.Lay-In			Extent : N/A, Area A			3	\$5,700	
		n : Toilet Ro		престей.	100/0			
		ition : Loca						
Exposed Struc: Concrete				LIFE	* *	5-10	\$14,300	
Metal Panel	10%		\$36,900	LIFE	* *	5	\$14,300	
11100011 1 01101			ents, Extent : Mod		ea Affected : 2%		Ψ1.,200	
		n : Kitchen			00			
	Deformed	d/Dented, E	xtent : Moderate, A	rea Affec	eted : 10%			
	Locatio	n : Kitchen	Area					
Plaster	75%	Now	\$254,300	LIFE	* *	5	\$53,500	
	Cracking	Crumbling.	Extent : Severe, A.		ted : 2%		,	
	Locatio	n : Recreati	on Room And Vario	ous 4th F	loor Rooms			
	Water Per	netration, E	xtent : Severe, Area	a Affected	d : 2%			
	Locatio	n : Recreati	on Room And Vario	ous 4th F	loor Rooms			
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$2,300	2055	**			
	-	-	ent : Moderate, Are	ea Affecte	ed : 15%			
			lenmore Avenue					
Iron Picket		Now	\$7,500	2055	**			
		_	xtent : Moderate, A	Area Affe	cted: 5%			
		_	illiams Avenue	4 46	C4-1. 200/			
			Extent : Moderate, Illiams Avenue	Area AJJ	ectea : 20%			
		_	iiiams Avenue Extent : Severe, Ared	a Affacta	d · 10/2			
			Locations Along W					
			en Gate Hardware	iiiiums 21	venue			
Metal: Cage/Fence	60%		\$5,900	LIFE	* *			
Metal. Cage/1 chec			amage, Extent : Se		a Affected · 2%			
			nd Of Rear Parking		a 1199 ce te a 1 2 7 0			
Free Standing Walls			, ,	<u>, </u>				
Cast in Place Concrete	100%)		2055	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$22,500	2040	* *			
			Extent : Moderate					
			illiams Avenue And					
	_		Extent : Moderate,					
			Locations Along W					
Pavers/Stone	2%		\$1,300	2044	* *			
		-	ents, Extent : Mod		**			
	Locatio	n : Tree Pits	At Hinsdale Street	t And Lib	erty Avenue			

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

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

Asset #: 1973

Architecture	Current Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements On-Site Walkways							
Cast in Place Concrete	50%	2040	* *				
Metal	50%	2045	* *	1-3	\$1,300		
	Surface Wearing/Scaling, Extent: Moderate, Area Affected: 25% Location: Exterior Stair To Roof Play Area Other Observation, Extent: N/A, Area Affected: 100% Location: Exterior Stair To 3rd Floor Plaza Deck - Not In Use Explanation: Location Noted						
Parking/Driveway							
Asphalt	100% Now \$4'. Cracking/Crumbling, Extent: I Location: Throughout Misaligned/Bulging, Extent: So Location: North Lot Ponding, Extent: Moderate, An Location: North And South L Sinking/Subsiding, Extent: Sev Location: North And South I	evere, Area Affect rea Affected : 20% ots ere, Area Affected	ed : 10%				

lectrical	Current Repair	Future R	Replacement	M	aintenance				
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts									
Service Equipment									
Fused Disc Sw	10%	2035	\$4,400	5					
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation: One 2,000 Ampe	re Main Disconnect	t Switch For Fir	е Ритр					
Fused Disc Sw	90%	2035	\$39,800	5	\$300				
	Other Observation, Extent: N/A,	Area Affected: 100							
	Location: Electrical Room								
	Explanation: One 1,200 Ampe	re Main Disconnect	t Switch						
Switchgear / Switchboard									
Not Accessible	100%								
	Other Observation, Extent: N/A,	Area Affected: 0%	ó						
	Location: Basement								
	Explanation : No Key Available	e For Switchboard I	Room						
Raceway									
Conduit	30%	2045	* *	1					
Conduit	70%	2035	\$79,300	1					
Panelboards									
Fused Toggle Switch	5%	2034	\$5,800	5	\$100				
Molded Case Bkrs	70%	2034	\$81,900	5	\$1,600				
Molded Case Bkrs	25%	2043	* *	5	\$600				

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

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

Asset #: 1973

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts		<u>, </u>				
Wiring						
Thermoplastic	30%	2045	* *	1		
Thermoplastic	70%	2035	\$118,900	1		
Motor Controllers						
Locally Mounted	100%	2033	\$260,400	5	\$600	
Ground						
Grounding Devices	1000/					
Not Accessible	100%	31/4 4 400 1	20/			
	Other Observation, Extent:	N/A, Area Affected : ()%			
	Location : Crawl Space	. 1				
Itan d hay Dayyan	Explanation : Location No	<i>ieu</i>				
Stand-by Power Transfer Switches						
Automatic	100%	2040	* *	1	\$26,500	
Generators	10070	2040		1	Ψ20,300	
Diesel	100%	2038	* *	1	\$33,400	
210001	Other Observation, Extent:		100%	•	Ψ22,	
	Location : Outdoor Enclos					
	Explanation : No Capacity	Rating Available				
Batteries	• •					
Lead/Acid	100%	2028	\$2,400	5	\$3,200	
Fuel Storage						
Main Tank	100%	2050	* *	5		
	Other Observation, Extent:	•••	100%			
	Location : Outside By Gen					
	Explanation: One 275 Ga	llon Tank				
Lighting						
Interior Lighting						
LED	100%	2040	**			
	Other Observation, Extent:		100%			
	Location : Throughout The Explanation : Original Fix	· ·	LED L			
Egress Lighting	Explanation : Original Fix	iures Keirojiiiea wiin	LED Lamps			
Egress Lighting Emergency, Service	30%	2040	* *	1		
Emergency, Battery	20%	2040	\$25,000	10	\$3,700	
Exit, Battery	50%	2040	\$23,000 * *	10	\$3,700 \$2,600	
Exterior Lighting	JU/0	2040		10	φ2,000	
LED	30%	2040	* *			
No Component	70%	2040				
Alarm	1070					
Security System						
Generic	100%	2043	* *	1	\$32,200	
-	Recent Installation, Extent:		100%	-	+,v	
	Location : Throughout The					
Fire/Smoke Detection						

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

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

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

Asset #: 1973

Mechanical	Current R	epair Futu	ure Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	• • • • • • • • • • • • • • • • • • • •					
Electricity	20%	2045		1		
	Location : Various L					
	Electric Unit Heater	ic Univent In Old Auditor s Space Heaters In Kitch	en, Cafeteria.			
Natural Gas	80%	2045	**	1		
Conversion Equipment						
Radiant Heater	Location : Various L		: 100%	2	\$7,100	
		ic Univent In Old Auditor s Space Heaters In Kitch				
Steam Boiler	80%	2040		1	\$60,400	
	Other Observation, Ex Location : Basement		: 100%		V. 1,	
	Explanation: Two G	as Fired Steam Boilers				
Distribution Distribution	1000/	2025	Φ506.400			
Steam Piping/Pump	100%	2035	\$596,400			
Terminal Devices Convector/Radiator	85%	2033	¢517 700	1	\$20,900	
Convector/Radiator		ent : Light, Area Affected	+,	1	\$20,900	
Fan Coil Unit/Heat	10%	2030	\$184,700	1	\$2,500	
	On Extended Life, Ext Location : Rooms 24	ent : Light, Area Affected 10, 241	: 100%			
Unit Heater - Steam	Location: Pantry, 1s		. ,	4	\$500	
Controls	Explanation : Locati	on Notea				
Digital	Location : Boiler Ro					
A . G . 1''	Explanation : Heat T	imer System				
Air Conditioning Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%	2035	\$163,300	2	\$900	
Window/Wall Unit	80%	2030	\$225,700	1		
Ventilation Distribution						
Ductwork/Diffusers	100% Damaged, Extent : Lig Location : Boiler Ro	LIFE ht, Area Affected : 1% om	**	2-5	\$67,300	

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

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

Asset #: 1973

Mechanical	Current Repair	Future I	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Exhaust Fans Interior Wall Unit	98% 2% Now Broken, Extent : Severe, Are	**	\$323,700 **	2 2	\$2,300	
Dlymhina	Location : Building Exteri	or - Court Yard				
Plumbing H/C Water Piping Brass/Copper	100%	2045	* *	1		
HW Heat Exchanger Steam Fired	100% Other Observation, Extent : Location : Boiler Room Explanation : Two Built-in		**	4	\$11,300	
Sanitary Piping Cast Iron	100% Now Corroded, Extent: Moderate Location: Stairs	\$18,800 LIFE	**	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%	2035	\$16,800	4	\$2,700	
Backflow Preventer No Component Generic	30% 70% Other Observation, Extent : Location : Basement Explanation : Sprinkler Se		**	1	\$3,300	
Fixtures						
Generic Tankless Water Heater(POU						
Gas Fired	100% Other Observation, Extent: Location: Boiler Room Explanation: Two Units.	2030 N/A, Area Affected : 10	\$63,300	2		
Hot Water Storage Tank	1000/	• • • • • • • • • • • • • • • • • • • •	44.5.000			
Generic	100% On Extended Life, Extent: Location: Boiler Room Other Observation, Extent: Location: Boiler Room Explanation: 300 Gallons	N/A, Area Affected : 10		1		
Fire Suppression						
Sprinkler Generic	100%	2045	* *	1-2	\$21,400	
Fire Pump Generic	100%	2038	* *	1	\$14,200	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 : 27-Jan-2021 Landmark Status : NONE

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

Block : 2567 Lot : 13 BIN : 2003811

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029	
Exterior Architecture	\$6,500	\$2,300			
Interior Architecture	\$82,200	\$6,600	\$78,700	\$7,700	
Electrical	\$1,800	\$2,300	\$1,500	\$1,800	
Mechanical	\$67,000	\$6,700	\$14,800	\$6,700	
Site Enclosure	\$5,400				
Site Pavements	\$2,400				
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200	
Total	\$172,500	\$25,100	\$102,100	\$23,400	
Importance Code A	\$9,500	\$5,500	\$3,000	\$3,000	
Importance Code B	\$155,200	\$19,700	\$99,100	\$20,400	
Importance Code C	\$7,800				
Total	\$172,500	\$25,100	\$102,100	\$23,400	



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

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

DEPT. OF HOMELESS SERVICES - 071 JACKSON FAMILY RESIDENCE

Asset #: 52

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Glass Block	2%		LIFE	* *	5	\$600	
Masonry: Brick	70% Now	\$274,200	LIFE	**	5	\$34,100	1
	Cracking/Crumbling		rea Affec	eted: 20%			
	Location: Throughout Facades						
	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	ectea . 2570			
Pre-Cast Concrete	28%		LIFE	* *	5	\$44,300	
Windows					_		
Aluminum	100% Now	\$512,000	2057	**	5	\$5,500	
	Air Infiltration, Exter						
	-	Location: Throughout Client Apartments And Offices					
	Glazing Broken/Cracked, Extent: Severe, Area Affected: 2%						
	Location: Roof Cupola						
	Hardware Missing, Extent: Moderate, Area Affected: 25%						
	Location : Throughout Caulking Deteriorated, Extent : Moderate, Area Affected : 25%						
	Location : 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	Parapei Coverea w		**		Φ4.600	
Metal Panel	80%	7 37/4 4	2052		5	\$4,600	
	Other Observation, I		јјестеа :	90%			
	Location : Main Ro	•		Of Boof Site Engl	omuno Cor		
Roof	Explanation : Meta	i Guara Katis At Pe	erimeier	Of Roof. Sile Encid	sure Cor	пропені	
Metal Panel	35% 0-2	\$6,500	2045	* *			
ivictai Failei	Deteriorated Finish,			fected · 25%			
	Location: Throughout						
	Seams Open/Split, Extent : Moderate, Area Affected : 1%						
	Location : Roof	1.10001 010, 111	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.

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

Asset #: 52

Architecture		Current Repair Future Repl		e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors						_		
Carpet	5%			2028	\$76,500	3	\$6,600	
Cast in Place Concrete	5%		# 40 700	LIFE	* *	5	\$9,700	
Ceramic Tile	10%		\$48,700	2041	**	5	\$4,400	
		ded, Extent n : Bathrooi	: Moderate, Area A m Showers	Affected :	- 5%			
Sheet Vinyl/Rubber	10%	ı		2037	* *	5	\$13,300	
Vinyl Tile	70%	0-2	\$33,400	2037	* *	3	\$23,200	
			Extent : Light, Are nce And Exits	ea Affecto	ed : 15%			
Interior Walls								
Concrete Masonry Unit	25%	ı		LIFE	* *	5	\$10,000	
Glass: Single Pane	2%	ı		LIFE	* *	5	\$1,500	
Gypsum Board	70%	ı		LIFE	* *	5	\$42,100	
Masonry: Brick	3%	ı		LIFE	* *			
Ceilings								
Exposed Struc: Concrete	10%	ı		LIFE	* *	5	\$1,400	
Gypsum Board	75%	ı		LIFE	* *	5	\$83,000	
Plaster	15%	1		LIFE	* *	5	\$8,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2045	**	5-10	\$18,200	
	Location	n : Main Ro	-	Iffected :	25%			
			Guard Railing					
Chain Link	15%			2052	* *			
Exposed Struc: Steel		Now	\$5,400	LIFE	* *			
	-		xtent : Severe, Area					
			e Gate On East 139					
			Extent : Severe, Are		d : 5%			
			th Street Parking I					
	Explana	tion : Rolli	ng Gate Does Not	Close Ca	using Security Issu	ies		
Iron Picket	25%	l		2067	* *			
Retaining Walls								
Cast in Place Concrete	100%)		2067	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$106,600	2045	* *			
Cast III I face Concrete			Extent : Severe, A		eted · 20%			
	_	_	th And East 139th		2070			
			ent : Moderate, Ar		ed : 5%			
		1 : East 139						

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

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

Asset #: 52

rchitecture		Current I	Repair	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2045	* *			
Cast in Place Concrete	15%	Now	\$2,400	2045	* *			
	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 40%			
	Location	ı : Walkway	Adjacent To Parki	ing Area				
Parking/Driveway								
Asphalt	100%	Now	\$137,400	2047	* *			
•	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 30%			
	Location	i : Through	out Parking Area					
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 10%			
		i : Parking		00				
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 5%			
		: Parking		55				
		_	tation Growth					
Activity Yard	<i>I</i>							
Cast in Place Concrete	58%			2052	* *			
Rubber Matting	42%	Now	\$55,200	2042	* *			
5	Cracking/Crumbling, Extent: Severe, Area Affected: 80%							
	_	_	out Rubber Matted					
		_	: Severe, Area Affe	-				
			out Rubber Matted					

Electrical	Current Repair	Future Repla	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2042	* *	5	\$300	
	Other Observation, Extent : Lig	ht, Area Affected : 100%				
	Location : Electrical Room Ba	sement				
	Explanation: One 800 And Th	aree 600 Ampere Main D	isconnect S	Switches		
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.

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

Asset #: 52

Electrical	Current Repai	r Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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					
	Explanation : CCTV Sur					
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	\$11,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building					
	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	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2052	* *	1		

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

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

Asset #: 52

Mechanical		Current I	Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	1000/			2015				
Hot Water Boiler	Location	servation, E 1 : Basemer	Extent : Light, Area at s Fired Hot Water I			1 s To Be W	\$30,200 Yell Maintained	
Distribution								
Hot Wtr Piping/Pump	Leak Evia		\$6,500 : Moderate, Area A at. Leaking Hot Wa			4	\$3,000	
Terminal Devices								
Air Handler	10%			2032	\$112,100	1	\$3,800	
Convector/Radiator	90%			2037	* *	1	\$17,700	
Air Conditioning								
Energy Source	1000/			• • • • •				
Electricity	100%			2048	* *	1		
Conversion Equipment	00/			2027	Ф112 2 00			
Split Unit	8%		Sutant Light Auga	2027	\$113,200			
		servation, E 1 : Lower Ro	Extent : Light, Area	Ајјестеа	. 100%			
			iorated Condenser	Ding In	aulation			
C. 1'4 II. '4					**			
Split Unit	2% 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							
Window/Wall Unit	Location Explana Room, I	ı : Lower R tion : Outde	Extent: Moderate, A coof Outdoor Units, por Unit Defective Malfunctioning. \$1,100	Pre-kind	dergarten And Todo			
· · · · · · · · · · · · · · · · · · ·	Malfuncti	oning, Exte	nt : Moderate, Ared Wall Unit In Confe	a Affected	d : 5%	-		
No Component	80%							
Distribution Ductwork/Diffusers		Now eriorating,	\$1,000 Extent : Light, Ared	LIFE a Affecte	* * d : 2%	2	\$7,900	
	Location Other Ob. Location	n : Basemer servation, E n : Basemer	-	Affected Jultipurp	: 10% ose Room	d Floor		
No Component	90%							
/entilation								
Distribution	4000				at •		ha. 1 000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,000	

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

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

Asset #: 52

Mechanical	Current Repair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Exhaust Fans							
Roof	99%	2037	* *	2	\$1,900		
	Other Observation, Extent : Light, Are Location : Roof						
	Explanation : Equipment Appears To	Be Well Mo					
Wall Unit	1%	2037	* *	2			
	Other Observation, Extent : Light, Are Location : Basement Boiler Room Explanation : 1 Unit	a Affected :	100%				
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2052	* *	1			
	Other Observation, Extent : Light, Are	a Affected :	100%				
	Location: Basement						
	Explanation : Booster Pump						
Sanitary Piping	1000/		ماد ماد				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/		ماد ماد				
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)	1000/		0.1.1 0.00		44.000		
Non-Submersible	100%	2032	\$11,900	4	\$1,300		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/	LIBB	ماد ماد				
Hydraulic	100%	LIFE	**				
	Other Observation, Extent: Light, Are Location: 1st To 2nd Floor Explanation: 1 Unit	a Affected :	100%				
Fi C	Explanation : 1 Unit						
Fire Suppression Sprinkler	1000/	20.42	ىك بك	1.2	Ф1 7 100		
Generic	100% No Backflow Preventer, Extent : Light, Location : Basement	2042 Area Affect	* * ted : 100%	1-2	\$17,100		

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

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

Page: 222

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

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

Area Sq Ft : 34,201 Project Type : HOMELESS SERVICES

Date of Survey : 11-Oct-2022 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2026 - 2029	FY 2030 - 2035	
Exterior Architecture	\$121,200	\$54,800	
Interior Architecture	\$88,800		
Electrical	\$508,200	\$409,600	
Mechanical	\$185,700	\$1,043,500	
Total	\$903,900	\$1,507,900	
Importance Code A	\$121,200	\$54,800	
Importance Code B	\$782,700	\$1,453,100	
Total	\$003 000	\$1 507 000	

Total	\$903,900	\$1,507,900

Fotal	\$120,000	\$19,700	\$26,900	\$106,200
Importance Code C	\$19,900		\$8,700	
Importance Code B	\$85,800	\$13,500	\$14,900	\$94,100
Importance Code A	\$14,400	\$6,200	\$3,400	\$12,200
Total	\$120,000	\$19,700	\$26,900	\$106,200
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Site Enclosure	\$19,900			
Mechanical	\$29,600	\$6,100	\$5,300	\$46,600
Electrical	\$3,200	\$3,300	\$4,300	\$42,300
Interior Architecture	\$60,000		\$10,000	\$9,900
Exterior Architecture		\$2,800		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 4459

Architecture	Cı	ırrent Repair	Future Replacement Maintenance		aintenance		
System Component Type		l Date Estimated Cost 'ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	000/				_	0.5.4.000	
Masonry: Brick	98%		LIFE	**	5	\$54,800	
	Location : To	Evident, Extent : N/A, A hroughout	rea Affecti	ed : 100%			
Pre-Cast Concrete	2%		LIFE	* *	5	\$3,600	
Windows							
Aluminum	80%		2050	* *	5	\$11,200	
Aluminum	20%		2050	* *	5	\$2,800	
	Other Observe	ation, Extent : N/A, Area	Affected :	100%			
	Location: T	hroughout					
	Explanation	: Window Guards					
Parapets							
Masonry: Brick	85%		LIFE	* *	5	\$4,400	
Masonry: Limestone	5%		LIFE	* *	5	\$300	
Metal Rail	5%		2047	* *	5-10	\$4,700	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,600	
Roof							
Modified Bitumen	95% N	low \$121,200	2039	* *			1
	Patching Evid	ent, Extent : Severe, Area	a Affected	: 50%			
	Location: T	hroughout					
	Water Penetra	tion, Extent : Severe, Are	ea Affected	l : 20%			
	Location: R	ooms 401, 405					
Skylight, Metal/Glass	5%		2054	* *	10	\$3,300	
nterior						4-7	
Floors							
Cast in Place Concrete	2%		LIFE	* *	5	\$2,200	
Ceramic Tile	5%		2043	* *	5	\$2,600	
Quarry Tile	20%		2039	* *	5	\$15,400	
Terrazzo		low \$88,800	LIFE	* *	5	\$15,200	
TOTTUZZZ		mbling, Extent : Light, Ai		ed : 10%	J	Ψ12,200	
	_	hroughout Steps	33				
Vinyl Tile	35% N	<u> </u>	2039	* *	3	\$6,700	
vinyi The		Extent : Moderate, Area A			3	\$0,700	
		xiem : Moderdie, Ared A hroughout Units	престей.	10/0			
		nrougnoui Oniis Extent : Severe, Area Aff	Contad . 10	0/			
		Extent . Severe, Area Ajj hroughout Units	естеа . 10	/0			
Interior Walls	Location . 1	Jugnom Juno					
Ceramic Tile	15%		2043	* *	5	\$17,400	
Concrete Masonry Unit			LIFE	* *	5	\$4,600	
Gypsum Board	15%		LIFE	* *	5	\$10,400	
* *	60%		LIFE	* *		•	
Plaster	OU%0		LIFE		5	\$20,800	

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

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

Asset #: 4459

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$11,600	2047	* *	5	\$3,600	
	Loose/Mis	s Fastener.	s, Extent : Light, Ar	ea Affec	ted : 10%			
	Location	: Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Kitchen	And Cafeteria					
Gypsum Board	10%			LIFE	* *	5	\$6,000	
Plaster	75%			LIFE	* *	5	\$22,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$19,900	2054	* *			
	Broken/M	issing Elem	ents, Extent : Seve	re, Area .	Affected : 2%			
	Location	: Gate On	175th Street					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			
Parking/Driveway								
Asphalt	60%			2043	* *			
Cast in Place Concrete	40%			2047	* *			
Activity Yard								
Asphalt	55%			2043	* *			
Rubber Matting	45%			2039	* *			

ectrical	С	urrent Repair	Future Replacement		M	aintenance		
stem Component Type	, , , , , , , ,	il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2034	\$14,700	5	\$100		
	Other Observ	ation, Extent : N/A, Area A	ffected :	100%				
	Location : E	Electrical Room						
	Explanation	: Main Service Disconnec	t Switch	Rated At 800 Ampo	eres.			
Switchgear / Switchboard				_				
Fused Disc Sw	100%		2034	\$95,300	5	\$100		
Raceway								
Conduit	90%		2034	\$36,300	1			
Conduit	10%		2044	* *	1			
Panelboards								
Fused Disc Sw	5%		2033	\$2,900	5			
Molded Case Bkrs	95%		2033	\$55,600	5	\$900		
Wiring								
Thermoplastic	100%		2034	\$56,900	1			
Motor Controllers								
Locally Mounted	100%		2032	\$115,800	5	\$200		

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

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

Asset #: 4459

Electrical	Current Repair	Future	Replacement	ement Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$500			
Lighting Interior Lighting								
Fluorescent	100%	2029	\$508,200	10	\$31,400			
	T-8 Lamps And Fixtures, Extent : L Location : Throughout	Light, Area Affe	cted : 100%					
Egress Lighting								
Emergency, Battery	40%	2042	* *	10	\$3,300			
	Other Observation, Extent: N/A, A	Area Affected : .	100%					
	Location: Throughout							
	Explanation : LED Emergency L	ights Observed						
Emergency, Battery	10%	2029	\$5,600	10	\$800			
Exit, Battery	50%	2039	* *	10	\$1,200			
Exterior Lighting								
LED	30%	2039	* *					
No Component	70%							
Alarm								
Security System								
Generic	100%	2039	* *	1	\$12,800			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways And Outsid							
	Explanation : Surveillance Cam	eras						
Fire/Smoke Detection								
Generic, Digital	100%	2034	\$86,200	1-3	\$21,100			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout The Build	O .						
	Explanation : Strobe Lights, Ma	nual Pull Statio	ns, Alarm Bells, S	moke De	tectors			

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Electricity	1%	2044	* *	1			
•	Other Observation, Extent : N/A, Area Affected : 100%						
	Location: Main Entrance Vestibule						
	Explanation : Electric Heating						
Interruptible Gas/Dual Fuel	99%	2044	* *	1			
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Underground Vault In Parking Lot						
	Explanation: One Tank, No.2 Oil, 5,0	000 Gallons	S				

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

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

Page: 226

DEPT. OF HOMELESS SERVICES - 071 JAMAICA ASSESSMENT CENTER

Asset #: 4459

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating										
Conversion Equipment	40/			•••	40 -0		4.00			
Radiant Heater	Location	servation, E 1 : Main En	Extent : N/A, Area A trance Vestibule ric Air Curtain	2029 Iffected :	\$8,700 100%	2	\$200			
Steam Boiler	Broken, E Location Other Obs Location	n : Boiler R servation, E n : Basemen	\$14,400 lerate, Area Affecte oom - Defective Bo Extent : N/A, Area A tt - Boiler Room Unit With Domesti	oiler Built Affected :	100%		\$30,200 Exchanger			
Distribution										
Steam Piping/Pump	Insul. Det Location On Extend	ı : Boiler R	tent : Light, Area A							
Terminal Devices										
Convector/Radiator			tent : Moderate, A out	2032 rea Affect	\$267,700 ted : 100%	1	\$10,800			
Unit Heater - Steam	Location			2029 Affected :	\$3,800	4	\$100			
Controls	Блрини	iion . Boca	ion rioica							
Electrical	Location	servation, E 1 : Boiler R	Extent : N/A, Area A oom Timer System	2029 Affected :	\$185,700 100%					
ir Conditioning			•							
Energy Source Electricity No Component	20% 80%			2042	**	1				
	Location		Extent : N/A, Area A Apartments tion Noted	1ffected :	0%					
Conversion Equipment	1									
Split Unit		efrigerant, .	Extent : Light, Area r - Dining / Recrea							
Window/Wall Unit	10%			2029	\$12,700	1				
	Abandone	ed in Place,	Extent : Light, Are	a Affecte	d : 50%					
			oof - Rooftop Unit			To Serve	Offices Now			

Ventilation

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

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

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

Asset #: 4459

/lechanical	Current Repair	Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Distribution Ductwork/Diffusers No Component	20% 80%	LIFE	* *	2-5	\$3,800	
Exhaust Fans						
Roof	5% Other Observation, Extent: N/A, Area Location: Lower Roof Explanation: Location Noted	2034 Affected : 100%	\$3,200	2	\$100	
Wall Unit	5% Other Observation, Extent: N/A, Area Location: 1st Floor Kitchen, Roof E Explanation: Location Noted		\$700 oom	2	\$100	
No Component Not Accessible	70% 20% Other Observation, Extent: N/A, Area Location: Various Apartments - Inn Explanation: Toilet Ceiling Fans		Access			
umbing						
H/C Water Piping Brass/Copper	100% On Extended Life, Extent : Light, Area Location : Throughout		429,000	1		
Water Heater With Tanks Gas Fired	100% Other Observation, Extent: N/A, Area Location: Boiler Room	Affected: 100%	\$16,700	2		
Sanitary Piping	Explanation: 1 Unit, 100 Gallons A	рргохітатецу				
Cast Iron	100% Now \$8,400 Loose, Extent : Moderate, Area Affect Location : Basement - Electric / Util	ed : 2%	* * Trap Missil	1 ng Caps		
Storm Drain Piping			· _F	-81 ·		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Submersible	100% Other Observation, Extent : N/A, Area Location : Basement - Sump Pump F Explanation : 1 Duplex Set	2027 Affected : 100%	\$1,000	4	\$1,100	
Backflow Preventer						
Generic	100%	2034	\$14,900	1	\$2,100	
Fixtures			-		* *	
Generic	100%					
Hot Water Storage Tank Generic	100% Other Observation, Extent : N/A, Area Location : Boiler Room Explanation : 2 Units, 120 Gallons		* *	1		

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

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

Page: 228

DEPT. OF HOMELESS SERVICES - 071 JAMAICA ASSESSMENT CENTER

Asset #: 4459

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: N/A, Area	Affected:	100%			
	Location: Basement To 4th Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2034	\$23,100	1-2	\$500	

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

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

Page: 229

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : JAMAICA ASSESSMENT CENTER ANNEX

Address : 175-10 88TH AVENUE

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

Area Sq Ft : 17,191 Project Type : HOMELESS SERVICES

Date of Survey : 11-Oct-2022 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$113,700	
Electrical		\$255,500
Mechanical	\$179,600	\$487,400
Site Enclosure	\$64,100	
Site Pavements	\$111,500	
Total	\$468,900	\$742,800
Importance Code A	\$113,700	
Importance Code B	\$179,600	\$742,800
Importance Code C	\$175,600	
Total	\$468,900	\$742,800

\$87,500 \$74,900	\$13,800 \$10,800	\$1,700 \$2,600	\$1,700 \$43,400
\$ 2 07 ,5 00	4= 1,000	Φ>,7.00	Ψ.ε,200
\$209,300	\$24,600	\$9,700	\$45,200
\$5,800	\$2,400	\$2,500	\$40,900
\$1,600	\$2,000	\$1,800	\$4,300
\$116,200	\$8,100	\$5,400	
\$85,800	\$12,100		
	\$116,200 \$1,600 \$5,800	\$85,800 \$12,100 \$116,200 \$8,100 \$1,600 \$2,000 \$5,800 \$2,400	\$85,800 \$12,100 \$116,200 \$8,100 \$5,400 \$1,600 \$2,000 \$1,800 \$5,800 \$2,400 \$2,500



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

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

Asset #: 4465

Architecture	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti FY		Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	530/ O.A.	1112 500 1 100	ale ale	_	#20.200	
Masonry: Brick	73% 2-4 \$ Water Penetration, Extent : I Location : Roof Stair Bulkh		* *	5	\$28,300	
Pre-Cast Concrete	2%	LIFE	* *	5	\$2,500	
Stucco Cement	25%	2047	* *	5	\$24,200	
Windows						
Aluminum	80%	2050	* *	5	\$4,600	
Aluminum	20%	2050	* *	5	\$1,100	
	Other Observation, Extent : . Location : First Floor Explanation : Window Gua		ó			
Parapets						
Masonry: Brick	70%	LIFE	* *	5	\$2,000	
Pre-Cast Concrete	5% 2-4	\$11,200 LIFE	* *	5	\$900	
	Cracking/Crumbling, Extent Location : Throughout	: Moderate, Area Affected	d : 20%			
Wood Cornice	25% 2-4 Deteriorated Finish, Extent: Location: Throughout Dry Rot/Decay, Extent: Mod Location: Throughout	-		5	\$4,100	
Roof	<u> </u>					
Asphalt Shingle	70%	2043	* *	10	\$1,700	
Modified Bitumen	Blisters, Extent : Severe, Are Location : Throughout		**			
	Deteriorated Finish, Extent : Location : Throughout	Severe, Area Affected : 5	0%			
	Water Penetration, Extent : S Location : 4th Floor Corrid	**	%			
	Worn/Eroded, Extent : Sever Location : Throughout	e, Area Affected : 90%				
nterior Floors						
Quarry Tile	35%	2047	* *	5	\$13,500	
Terrazzo	35% 4+ Cracking/Crumbling, Extent Location : Stair Treads	\$41,100 LIFE : Light, Area Affected : 59	**	5	\$7,000	
Vinyl Tile	28%	2039	* *	3	\$2,700	
	4070	∠U.J 7		J	D∠./UU	

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

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

Asset #: 4465

Architecture	Current	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Ceramic Tile	15%		2043	* *	5	\$10,800	
Concrete Masonry Unit			LIFE	* *	5	\$2,900	
Gypsum Board	20%	446000	LIFE	* *	5	\$8,600	
Plaster	55% Now Patching Evident, E. Location: Through Water Penetration, 1	hout			5	\$11,800	
Ceilings	Location : Stair D						
Gypsum Board	20%		LIFE	* *	5	\$5,900	
Plaster	80% 4+	\$28,100	LIFE	* *	5	\$11,800	
	Patching Evident, E. Location: Through Water Penetration, I Location: Stair D	hout					
Site Enclosure							
Fence/Gates Chain Link	100% Now Corrosion/Rusting, I Location: Through Impact Damage, Ex. Location: Parking	hout tent : Moderate, Are					
Retaining Walls							
Cast in Place Concrete	100%		2069	* *			
Site Pavements							
Public Sidewalk Cast in Place Concrete	100%		2047	* *			
On-Site Walkways	10070		2047				
Cast in Place Concrete	100%		2047	* *			
Parking/Driveway							
Asphalt	100% Now Cracking/Crumbling Location: Parking Potholes, Extent: M	; Lot Ioderate, Area Affec		* * Fected : 60%			
	Location: Through			100/			
	Sinking/Subsiding, E			10%			
	Location : Parking	g Lot- Towards Dum	psters				

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

Under 600 Volts

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

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

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

Asset #: 4465

Electrical	Current Repair	Future	Replacement	Maintenance					
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2034	\$7,400	5	\$100				
	Other Observation, Extent:	**	100%						
	Location : Electrical Room			TTD . I	250 4				
	Explanation : Main Servic Fuses	e Disconnect Switch F	Rated At 400 Amp	eres With	330 Ampere				
Raceway									
Conduit	100%	2034	\$15,800	1					
Panelboards									
Fused Disc Sw	5%	2033	\$1,900	5					
Molded Case Bkrs	95%	2033	\$37,000	5	\$400				
Wiring									
Thermoplastic	100%	2034	\$19,400	1					
Motor Controllers									
Locally Mounted	100%	2047	* *	5	\$100				
round									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$300				
ighting									
Interior Lighting	1000/	2024	#255 500	1.0	Φ1. 7 .000				
Fluorescent	100%	2034	\$255,500	10	\$15,800				
	T-8 Lamps And Fixtures, Ex- Location : Throughout	ieni : Ligni, Area Ajje	ctea : 100%						
	Location . Inroughout								
Egress Lighting	50%	2039	* *	10	¢2 100				
Emergency, Battery				10	\$2,100				
	Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout								
	Explanation : Emergency I	Lights Ave LEDs							
F-'4 D-44			* *	10	\$600				
Exit, Battery	50%	2039		10	\$600				
Exterior Lighting HID	30%	2034	\$23,500	10					
No Component	70%	2034	\$23,300	10					
larm	/0/0								
Security System									
Generic	100%	2039	* *	1	\$6,400				
Generie	Other Observation, Extent:		100%		φο, 100				
	Location : Hallways And Outside Perimeter								
	Explanation : Surveillance								
Fire/Smoke Detection	*								
Generic, Digital	100%	2039	* *	1-3	\$10,600				
, ,	Other Observation, Extent:		100%		,				
	Location : Throughout The	***							
	Explanation : Strobe Light	s, Manual Pull Station	ns, Alarm Bells, S	moke De	tectors Tied To				
	Main Building Fire Alarm	Control Panel							

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

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

Asset #: 4465

Mechanical	Current Repair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2044	**	5	\$5,300	
	Other Observation, Extent: N/A, Area		%			
	Location: Underground Vault In Parl Explanation: One Tank, No.2 Oil, 2,	-				
Conversion Equipment Steam Boiler	100%	2039	* *	1	\$17,000	
Steam Boller	Other Observation, Extent: N/A, Area 2			1	\$17,000	
	Location: Basement - Boiler Room	престей . 100.	· 0			
	Explanation: One Unit With Domesti	c Water Built-	in Heat Excho	ingers		
Distribution	7					
Steam Piping/Pump	100% Now \$2,700	2034	\$134,500			
	Insul. Deteriorating, Extent : Moderate	, Area Affecte	d : 5%			
	Location: Boiler Room - Missing Ins					
	On Extended Life, Extent : Light, Area	Affected: 100	%			
	Location : Throughout					
Terminal Devices	1000/	2022	ф12 7 200		Φ7. 600	
Convector/Radiator	100% On Extended Life, Extent : Moderate, A	2032	\$137,300	1	\$5,600	
	Location: Throughout	теи Ајјестеи .	10070			
Controls	Location : Throughout					
Electrical	100%	2029	\$93,300			
Electroni	Other Observation, Extent : N/A, Area A					
	Location : Boiler Room	33				
	Explanation : Heat Timer System					
Air Conditioning						
Energy Source						
Electricity	35%	2042	* *	1		
No Component	65%	100 1 1 00/				
	Other Observation, Extent : N/A, Area Location : Various Apartments	Affected: 0%				
	Explanation: Location Noted					
Conversion Equipment	Explanation . Location Notes					
Split Unit	5%	2029	\$19,900			
2p 0	R-22 Refrigerant, Extent : Light, Area A					
	Location: Penthouse - Ducted System					
Split Unit	5%	2034	\$19,900			
1	R-410a Refrigerant, Extent : Light, Are					
	Location: 1st Floor Offices					
Window/Wall Unit	25%	2029	\$15,900	1		

Ventilation

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

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

Asset #: 4465

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution	-0.4		de de			
Ductwork/Diffusers	5%	LIFE	**	2-5	\$500	
	Other Observation, Extent: N/A, And Location: Penthouse	rea Affectea : 100%	% 0			
	Explanation : Split System Ductwo	ork / Diffusars				
No Commonant		Ork / Dijjusers				
No Component	95% Other Observation, Extent: N/A, A	rag Affactad : 0%				
	Location: Throughout	ей Ајјестей . 0/6				
	Explanation: Building Naturally	Ventilated				
Plumbing	Expansion . Duning multip	, c.marca				
H/C Water Piping						
Brass/Copper	100%	2034	\$215,600	1		
	On Extended Life, Extent : Light, A	rea Affected : 85%	ó			
	Location : Throughout					
Water Heater With Tanks						
Oil Fired	100%	2027	\$86,200	1		
	Other Observation, Extent : N/A, Ar	rea Affected : 1009	%			
	Location : Boiler Room					
	Explanation: 1 Unit, 86 Gallons					
Sanitary Piping	1000/	LIDE	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100% Other Observation, Extent: N/A, A	LIFE		1		
	Location : Around The Perimeter		/0			
	Explanation : Scuppers And Lead		ted To Raseme	ent Storm	Pining	
Sump Pump(s)	Explanation . Scuppers And Lead	ers Ooservea Rou	ica 10 Duseme	au storm	1 iping	
Submersible	100%	2026	\$500	4	\$500	
Submersione	Other Observation, Extent : N/A, A			•	Ψ300	
	Location: Boiler Room					
	Explanation: Location Noted					
Backflow Preventer	*					
Generic	100%	2034	\$7,500	1	\$1,100	
Fixtures			-		-	
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2034	\$11,600	1-2	\$200	

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

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

Page: 235

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$887,400	\$537,100
Interior Architecture	\$2,071,200	\$1,001,300
Electrical	\$710,700	\$417,200
Mechanical	\$748,700	\$298,300
Total	\$4,418,000	\$2,253,800
Importance Code A	\$887,400	\$537,100
Importance Code B	\$3,114,600	\$1,644,000
Importance Code C	\$416,000	\$72,700
Total	\$4,418,000	\$2,253,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$55,600		\$4,300	
Interior Architecture	\$65,400			\$3,700
Electrical	\$9,400	\$8,000	\$54,500	\$8,000
Mechanical	\$11,000	\$7,800	\$8,800	\$9,900
Site Enclosure	\$4,200			
Site Pavements	\$21,500	\$200	\$200	\$4,200
Total	\$167,000	\$15,900	\$67,800	\$25,700
Importance Code A	\$59,800	\$4,200	\$8,800	\$4,200
Importance Code B	\$73,100	\$11,500	\$58,900	\$17,300
Importance Code C	\$34,000	\$200	\$200	\$4,200
Total	\$167,000	\$15,900	\$67,800	\$25,700



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

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

Asset #: 3010

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Cast Stone/Terra Cotta	5%		#2 (0.200	LIFE	* *	5	\$58,100	
Masonry: Brick	45%		\$269,200	LIFE		5	\$66,900	
		nce, Extent 1 : Through	t : Moderate, Area A	нујестеа .	13%			
		0	oui ent : Light, Area Aff	ected · 5	0/0			
		า : Through		cereu . s	<i>,</i> 0			
Metal, Corrugated	10%			2053	* *	1		
Stucco Cement	40%			2038	* *	5	\$148,800	
Windows								
Aluminum		Now	\$399,100	2041	**	5	\$14,300	
		nc Not Fun 1 : Through	ct, Extent : Moderd out	ite, Area	Affected: 80%			
Metal Clad	10%			2041	* *	5	\$19,800	
Parapets								
Masonry: Brick	65%		\$77,200	LIFE	* *	5	\$6,200	
		tar Miss/Ei 1 : Through	od, Extent : Moder out	ate, Area	ı Affected : 10%			
		servation, E 1 : Through	Extent : Moderate, 2	Area Affe	cted : 5%			
		_	oui ked And Broken Ca	melback	Terra Cotta Copir	ıg Stones		
Stucco Cement	35%			2038	**	5	\$8,700	
Roof	3370			2030			\$0,700	
Modified Bitumen	95%	Now	\$67,500	2033	\$337,600			
			ere, Area Affected : 100th Roof	5%				
	Ponding,	Extent : Mo	oderate, Area Affect t 100th Street	ed : 5%				
			: Moderate, Area A	Iffected ·	20%			
			er Community Roo	-				
Skylight, Metal/Glass	5%		\$45,700	2043	* *			
ong ngin, menar Glass	Water Per	etration, E	xtent : Moderate, A t 100th Street		cted : 10%			

Interior

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

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

Asset #: 3010

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affected	* * l : 10%	5	\$12,800	
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Through		LIFE ea Affected	* * l : 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 fected : 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 c, 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: Basemer Explanation: Erod	ıt					
Plaster	5%		LIFE	* *	5	\$2,800	
Ceilings Gypsum Board	95% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Through	out xtent : Light, Area			5	\$139,000	
Plaster	5%		LIFE	* *	5	\$3,700	
Site Enclosure						4-7:-4	
Fence/Gates							
Iron Picket	100%		2053	* *			
Retaining Walls Cast in Place Concrete	100% 4+ Cracking/Crumbling, Location : Exterior	-	2053 ea Affected	* * l : 5%			

Site Pavements

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

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

Asset #: 3010

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

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$400	
	Other Observation, Extent : N/A Location : Electrical Rooms	, Area Affected : 1	00%			
	Explanation : Two Main Service	as Patad At 900 A	mnavas And 1 20	0 Amnan	as In 192 And	
	189 Buildings	es Kuieu Ai 600 A	mperes Ana 1,200) Amper	es In 105 And	
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$400	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards	1000/	20.41	ילי ילי	_	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	\$1,300	
ighting						
Interior Lighting						
Fluorescent	39%	2028	\$495,400	10	\$30,600	
	T-12 Lamps And Fixtures, Exten		ected : 100%			
	Location : Throughout The Bu	ilding				
Fluorescent	1%	2038	* *	10	\$800	
	T-8 Lamps And Fixtures, Extent	: Light, Area Affec	ted : 100%			
	Location : Boiler Room					
LED	60%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$10,300	
Exit, Battery	50%	2038	* *	10	\$2,900	

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

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

Asset #: 3010

Electrical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	10%	2033	\$39,000	10		
No Component	90%					
Alarm						
Security System						
Generic	100%	2033	\$156,700	1	\$31,900	
	Other Observation, Exten	nt : N/A, Area Affected :	100%			
	Location: Throughout	The Building				
	Explanation : CCTV Su	rveillance System				
Fire/Smoke Detection		_		•		•
Generic, Digital	100%	2028	\$215,300	1-3	\$52,700	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	50%	2046	* *	1	\$21,100	
	Other Observation, Extent : I		100%			
	Location: Basement Buildi	ng 189				
	Explanation: 2 Units					
Hot Water Boiler	50%	2046	* *	1	\$21,100	
	Other Observation, Extent : I	V/A, Area Affected :	100%			
	Location: Basement Buildi	ng 183				
	Explanation: 3 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2041	* *	4	\$4,200	
Terminal Devices						
Convector/Radiator	100%	2038	* *	1	\$27,600	
Controls						
Electrical	100%	2028	\$464,100			
Air Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		
Conversion Equipment						
Split Unit	10%	2033	\$198,200			
Window/Wall Unit	90%	2028	\$284,600	1		
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$9,500	
No Component	80%					
Exhaust Fans						
Roof	20%	2038	* *	2	\$500	
No Component	80%					

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

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

Asset #: 3010

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	20%	2043	* *	1		
Galvanized Steel	80%	2038	* *	1		
Water Heater With Tanks						
Gas Fired	100%	2031	\$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.

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

Page: 241

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Electrical		\$78,700
Mechanical	\$55,900	
Total	\$55,900	\$78,700
Importance Code B	\$55,900	\$78,700
Total	\$55,900	\$78,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$178,900	\$3,200		\$82,000
Interior Architecture	\$104,000			\$700
Electrical	\$600	\$500	\$500	\$38,100
Mechanical	\$11,100	\$53,000	\$1,000	\$35,600
Site Pavements				
Total	\$294,600	\$56,700	\$1,400	\$156,300
Total Importance Code A	\$294,600 \$179,300	\$56,700 \$3,600	\$1,400 \$400	\$156,300 \$82,500
	,	,	ŕ	ŕ
Importance Code A	\$179,300	\$3,600	\$400	\$82,500



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

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

Asset #: 13580

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	 0/	**		de de	_	4-00	
Masonry: Brick	55% Now Joint Mortar Miss/Eroa Location: North Face Spalling, Extent: Mode Location: Throughou Worn/Eroded, Extent: I Location: Throughou	ade And Through rrate, Area Affecto t Moderate, Area A	out ed : 25%		5	\$5,000	
14 T			LIEE	* *		Ф1 000	
Masonry: Limestone	15% Now Joint Mortar Miss/Eroa Location : Throughou Vertical Cracks, Extent Location : East Facad	t : Moderate, Area		ected : 25%	5	\$1,000	
Metal Panel	5%		2029	\$29,200	5-10	\$3,100	
Stucco Cement	25% Now Cracking/Crumbling, E Location : Throughou		2042 rea Affecte	* * d : 40%	5	\$2,800	
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Funct, Location: Throughou Glazing Broken/Cracke Location: East Facac	t d, Extent : Mode	rate, Area	Affected : 5%	5	\$600	
Wood	5% Now Broken/Missing Element Location: Basement Thermally Inefficient, E Location: Basement Split/Cracked, Extent:	Extent : Moderate	, Area Affe	ected : 50%	5	\$300	
	Location: Basement						

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

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

Asset #: 13580

Current F	Repair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5% Now			* *	5	\$400	
Joint Mortar Miss/Er Location : Coping	od, Extent : Moder	ate, Area	Affected : 50%			
45% Now	\$10,600	LIFE	* *	5	\$400	
Location : Through	out					
Location : Through	out					
		Affected :	40%			
15% Now	\$5,200	LIFE	* *	5	\$200	
		ate, Area	Affected : 40%			
35% 0-2	\$3,900	2049	* *	5	\$1,100	
_		1rea Affec	eted : 50%		. ,	
		Area Aff	ected : 50%			
	\$35,300					
	-	ffected : 8	35%			
		ted : 20%				
10%		2027	\$3,200	1		
5%		2029		10	\$600	
	5% Now Joint Mortar Miss/Erc Location: Coping 45% Now Joint Mortar Miss/Erc Location: Througher Spalling, Extent: Mod Location: Througher Worn/Eroded, Extent: Location: Througher 15% Now Joint Mortar Miss/Erc Location: Througher 35% 0-2 Corrosion/Rusting, Ex Location: Througher Deteriorated Finish, It Location: Througher 85% 0-2 Alligatoring, Extent: Location: Througher Ponding, Extent: Mod Location: Througher Througher Location: Througher Location: Througher Througher Location: Througher T	5% Now \$2,500 Joint Mortar Miss/Erod, Extent: Moder Location: Coping 45% Now \$10,600 Joint Mortar Miss/Erod, Extent: Moder Location: Throughout Spalling, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Moderate, Area ALocation: Throughout 15% Now \$5,200 Joint Mortar Miss/Erod, Extent: Moder Location: Throughout 35% 0-2 \$3,900 Corrosion/Rusting, Extent: Moderate, ALocation: Throughout Deteriorated Finish, Extent: Moderate, ALocation: Throughout 85% 0-2 \$35,300 Alligatoring, Extent: Moderate, Area ALLocation: Throughout Ponding, Extent: Moderate, Area Affect Location: Throughout Ponding, Extent: Moderate, Area Affect Location: Throughout 10%	Solution Solution	Soft Fail Date Estimated Cost Year Estimated Cost Total (Years) FY	Solution Solution	Soft Fail Date Estimated Cost Year Estimated Cost (Yrs)

Interior

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

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

Asset #: 13580

Architecture	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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

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

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

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

Asset #: 13580

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	\$6,300			

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	_		2039	**	5	\$100	
			Extent : N/A, Area A	Iffected :	100%			
		: Basemen		D.	. 6 1			
D	Explanat	ion : One .	200 Ampere Main I	Disconne	ct Switch			
Raceway Conduit	98%			2039	* *	1		
Conduit	2%	2-4		2039	* *	1		
Collduit			oderate, Area Affe			1		
	Location		oueruie, Area Ajje	ней . 50.	<i>70</i>			
Panelboards	20000000							
Fused Disc Sw	5%			2037	* *	5		
Molded Case Bkrs	95%			2037	* *	5	\$100	
Wiring	,,,,						\$100	
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	98%			2034	\$11,000	5		
Locally Mounted	2%	2-4	\$100	2049	* *	5		
	Corroded, Location		Ioderate, Area Affe	cted : 50	%			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
tand-by Power								
Transfer Switches								
Automatic	100%			2034	\$10,600	1	\$1,400	
Generators								
Natural Gas	Location	: Basemen	Extent : N/A, Area A nt 5 Kilovolt-ampere	2032 Iffected :	\$78,700 100%	1	\$1,700	
Lighting			-					
Interior Lighting								
Fluorescent	100%			2029	\$30,800	10	\$4,100	
	Location		Extent : N/A, Area A out The Building Lamps	Iffected :	100%			

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

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

Asset #: 13580

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	40%			2029	\$1,100	1		
Emergency, Battery	10%			2029	\$700	10	\$100	
Exit, Service	50%			2029	\$700	1		
Exterior Lighting								
HID	100%			2039	* *	10		
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2034	\$5,600	1-3	\$1,400	

Mechanical	Current Repair	Futui	e Replacement	M	aintenance	Priority
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	\$37,900	1	\$4,400	
	Other Observation, Extent:		100%			
	Location: Basement Boile	r 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%	2026	\$9,500	2	\$100	
Cooling						
	Other Observation, Extent:	N/A, Area Affected :	100%			
	Location: Rooftop					
	Explanation: 2 Units Serv	e Hallways.				
Window/Wall Unit	5%	2026	\$800	1		
	Other Observation, Extent:		· ·			
	Location : 1st Floor - Secu	0				
	Explanation: 1 Unit	2 30				
No Component	75%					
Distribution	, , , ,					
Ductwork/Diffusers	20%	LIFE	* *	2	\$1,200	
No Component	80%	ZH E		-	Ψ1,200	
Ventilation	0070					

Ventilation

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

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

Asset #: 13580

Mechanical	Curi	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Wall Unit	5%		2026	\$100	2		
	Other Observati	on, Extent : N/A, Area A	ffected :	100%			
	Location: 2nd	Floor - Bathroom And	Basemen	t - Kitchen			
	Explanation:	2 Units					
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2029	\$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 Pro Location : Bas	eventer, Extent : Light, A ement	lrea Affe	cted : 100%			

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

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

Page: 248

DEPT. OF HOMELESS SERVICES - FY 2025 Print Date: 15-Aug-2024

: KENTON HALL / FORMER KENTON HOTEL **Asset Name** 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 : NONE **Landmark Status** : 21-Sep-2021

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

: 458 BIN : 1079828 Block Lot : 4

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$1,170,900	
Electrical	\$469,400	\$239,000
Mechanical	\$241,800	\$507,700
Total	\$1,882,100	\$746,600
Importance Code A	\$241,800	
Importance Code B	\$1,516,400	\$746,600
Importance Code C	\$124,000	, in the second
Total	¢1 QQ2 100	\$746 600

Total	\$1,882,100	\$746,600
10001	\$1,00 2 ,100	\$7.10,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$15,500		\$55,600	\$2,100
Interior Architecture	\$7,300		\$10,300	\$4,900
Electrical	\$16,900	\$4,100	\$91,400	\$3,800
Mechanical	\$53,500	\$3,900	\$9,100	\$4,500
Total	\$93,200	\$8,000	\$166,300	\$15,200
Importance Code A	\$15,500	\$1,200	\$56,800	\$3,200
Importance Code B	\$72,900	\$6,900	\$109,500	\$12,000
Importance Code C	\$4,800			
Total	\$93,200	\$8,000	\$166,300	\$15,200



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

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

Asset #: 4440

System Component Type	Architecture	Current Repair		Future Replacement		M	Maintenance		
Exterior Walls	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Cast Iron									
Masonry: Brick 35%									
Mason'y: Limestone 5% LIFE ** 5 \$2,200									
Metal Panel 5% 2043 ** 5-10 \$19,900	•						3		
Stucco Cement	•						5		
Stucco Cement 45% 2038 ** 5 \$65,200 Window Wall 3% 2053 ** 5 \$65,500 Window Wall 3% 2053 ** 5 \$6,500 Window Saluminum 100% 2049 ** 5 \$4,200 Windows Aluminum 100% 2046 ** 5 \$4,000 Windows Metal Rail 25% 2046 ** 5-10 \$25,500 Pre-Cast Concrete 5% LIFE ** 5 \$1,800 Windows Patching Evident, Extent : Light, Area Affected : 2% Location : Lower Roof LIFE ** 5 \$1,800 Windows Patching Evident, Extent : Light, Area Affected : 2% Location : Tower Roof LIFE ** 5 \$1,000 Windows Patching Evident, Extent : Moderate, Area Affected : 2% Location : Toilet Room And Shower Areas Vinyl Tile 85% Now \$1,046,900 2043 ** 5 \$1,100 Vinyl Tile 85% Now \$1,046,900 2043 ** 3 \$14,600 Vinyl Tile Vinyl Evended, Extent : Moderate, Area Affected : 25% Location : Throughout Uneven Substrate, Extent : Moderate, Area Affected : 25% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 20% Location : Showers And Toilet Rooms Vinyl Elements, Extent : Severe, Area Affected : 20% Location : Showers And Toilet Rooms Vinyl Elements, Extent : Severe, Area Affected : 20% Location : Showers And Toilet Rooms Vinyl Elements, Extent : Severe, Area Affected : 20% Location : Showers And Toilet Rooms Vinyl Elements, Extent : Severe, Area Affected : 20% Location : Showers And Toilet Rooms Vinyl Elements, Extent : Severe, Area Affected : 20% Life Vinyl Elements, Extent : Severe, Area Affected : 20% Life Vinyl Elements, Extent : Severe, Area Affected : 20% Life Vinyl Elements, Extent : Se	Metal Panel						5-10	\$19,900	
Explanation : Metal Cornice					Area Affe	cted : 100%			
Stuceo Cement 45% 2038 ** 5 \$65,200 Window Wall 3% 2053 ** 5 \$6,500 Windows 3 \$2053 ** 5 \$6,500 Windows Aluminum 100% 2049 ** 5 \$4,200 Parapets Masonry: Brick 70% LIFE ** 5 \$4,000 Metal Rail 25% 2046 ** 5-10 \$25,500 Pre-Cast Concrete 5% LIFE ** 5 \$1,800 Roof Modified Bitumen 98% 2038 ** 10 \$14,300 Patching Evident, Extent : Light, Area Affected : 2% Location: Lower Roof LIFE ** 5 \$1,000 Interior Skylight, Metal/Glass 2% 2053 ** 10 \$1,000 Interior Store Cast in Place Concrete 10% LIFE ** 5 \$1,000 Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location: Toilet Room And Shower Areas Vinyl Tile 85% Now \$1,046,900 2043 ** 3 \$14,600 Patching Evident, Extent : Moderate, Area Affected : 10% Location: Throughout Uneven Substrate, Extent : Severe, Area Affected : 25% Location: Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location: Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location: Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location: Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location: Showers And Toilet Rooms Concrete Masonry Unit 5% LIFE ** 5 \$1,800 LIFE \$* 5 \$1,800 Concrete Masonry Unit 5% LIFE ** 5 \$1,300 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE									
Windows Section Sect			ion : Metai	Cornice					
Windows Aluminum 100% 2049 ** 5 \$4,200 Parapets							3		
Aluminum 100% 2049 ** 5 \$4,200		3%			2053	* *	5	\$6,500	
Parapets							_		
Masonry: Brick 70%		100%			2049	* *	5	\$4,200	
Metal Rail 25% 2046 ** 5-10 \$25,500 Pre-Cast Concrete 5% LIFE ** 5 \$1,800 Roof									
Pre-Cast Concrete 5%								·	
Nodified Bitumen								•	
Modified Bitumen		5%			LIFE	* *	5	\$1,800	
Patching Evident, Extent : Light, Area Affected : 2% Location : Lower Roof		000/			• • • •			444400	
Skylight, Metal/Glass 2% 2053 ** 10 \$1,000	Modified Bitumen						10	\$14,300	
Skylight, Metal/Glass 2% 2053 ** 10 \$1,000		_		-	ffected :	2%			
Interior Floors Cast in Place Concrete 10%			: Lower Ko	90J					
Cast in Place Concrete 10%		2%			2053	* *	10	\$1,000	
Cast in Place Concrete 10% LIFE ** 5 \$10,000 Ceramic Tile 5% 0-2 \$2,500 2036 ** 5 \$1,100 Cracking/Crumbling, Extent : Moderate, Area Affected : 29% Location : Toilet Room And Shower Areas Vinyl Tile 85% Now \$1,046,900 2043 ** 3 ** 3 \$14,600 Patching Evident, Extent : Moderate, Area Affected : 10% Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 25% Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location : Throughout Interior Walls Ceramic Tile 5% Now \$4,800 2042 ** 5 \$2,200 Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane 5% LIFE ** 5 \$1,800 Glass: Single Pane 2% LIFE ** 5 \$1,300									
Ceramic Tile		100/			LIDE	ال مات		Ø10.000	
Vinyl Tile			0.0	#2.5 00				•	
Vinyl Tile	Ceramic Tile						. 5	\$1,100	
Vinyl Tile		_	_		-	ijeciea : 2%			
Patching Evident, Extent: Moderate, Area Affected: 10% Location: Throughout Uneven Substrate, Extent: Severe, Area Affected: 25% Location: Throughout Worn/Eroded, Extent: Severe, Area Affected: 20% Location: Throughout Interior Walls Ceramic Tile 5% Now \$4,800 2042 ** 5 \$2,200 Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane 2% LIFE ** 5 \$1,800									
Location : Throughout Uneven Substrate, Extent : Severe, Area Affected : 25% Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location : Throughout Interior Walls Ceramic Tile 5% Now \$4,800 2042 ** 5 \$2,200 Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane 2% LIFE ** 5 \$1,800 LIFE ** 5 \$1,300	Vinyl Tile						3	\$14,600	
Uneven Substrate, Extent: Severe, Area Affected: 25% Location: Throughout Worn/Eroded, Extent: Severe, Area Affected: 20% Location: Throughout Interior Walls Ceramic Tile 5% Now \$4,800 2042 ** 5 \$2,200 Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane 2% LIFE ** 5 \$1,800 LIFE ** 5 \$1,300		_			ea Affec	ted : 10%			
Location : Throughout Worn/Eroded, Extent : Severe, Area Affected : 20% Location : Throughout			_						
Worn/Eroded, Extent : Severe, Area Affected : 20% Location : Throughout					Affected	: 25%			
Location : Throughout			_						
Interior Walls 5% Now					cted : 20)%			
Ceramic Tile 5% Now \$4,800 2042 ** 5 \$2,200 Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane 5% LIFE ** 5 \$1,800 LIFE ** 5 \$1,300		Location	: Through	out					
Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Showers And Toilet Rooms Concrete Masonry Unit Glass: Single Pane Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Showers And Toilet Rooms 5% LIFE ** 5 \$1,800 LIFE ** 5 \$1,300									
Location : Showers And Toilet Rooms Concrete Masonry Unit 5% LIFE ** 5 \$1,800 Glass: Single Pane 2% LIFE ** 5 \$1,300	Ceramic Tile			· ·			5	\$2,200	
Concrete Masonry Unit 5% LIFE ** 5 \$1,800 Glass: Single Pane 2% LIFE ** 5 \$1,300			_		re, Area .	Affected : 2%			
Glass: Single Pane 2% LIFE ** 5 \$1,300		Location	: Showers	And Toilet Rooms					
·	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,800	
Gypsum Board 35% LIFE ** 5 \$18,700						* *		\$1,300	
	• •					* *	5	\$18,700	
Masonry: Brick 15% Now \$124,000 LIFE **	Masonry: Brick	15%	Now	\$124,000	LIFE	* *	:		
Spalling, Extent: Severe, Area Affected: 5%		Spalling, E	xtent : Sev	ere, Area Affected	: 5%				
Location : Basement Vault Area		Location	: Basemen	t Vault Area					
Plaster 38% LIFE ** 5 \$10,100	Plaster	38%			LIFE	* *	5	\$10,100	

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

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

Asset #: 4440

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2038	* *	5	\$20,500	
Gypsum Board	15%			LIFE	* *	5	\$8,600	
Plaster	40%			LIFE	* *	5	\$11,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

Electrical	С	urrent Repair	Futu	e Replacement	М	aintenance				
System Component Type		il Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts										
Service Equipment										
Fused Disc Sw	90%		2033	\$13,300	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location : I	Electrical Room								
	Explanation	: One 400 Ampere Maii	ı Disconne	ect Switch						
Fused Disc Sw	5%		2033	\$700	5					
	Other Observ	ation, Extent : Light, Are	ea Affected	: 100%						
	Location: Electrical Room									
	Explanation	: One 400 Ampere Mair	ı Disconne	ect Switch For Fire	Pump					
Fused Disc Sw	5%		2033	\$700	5					
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Electrical Room									
	Explanation	: One 200 Ampere Maii	ı Disconne	ect Switch For Eme	rgencv					
Switchgear / Switchboard	1	1			0 ,					
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	,,,,			\$27,000		4000				
Thermoplastic	100%		2033	\$56,900	1					
Motor Controllers	10070		2000	Ψ20,300						
Locally Mounted	100%		2031	\$86,800	5	\$200				
bround	10070		2031	Ψου,ουυ		Ψ200				
Grounding Devices										
Generic Generic	100%	0-2 \$10,200	LIFE	* *	5	\$300				
Conorio		ation, Extent : Light, Are		: 100%	J	Ψ200				
		Vater Main Basement	55 500							
		: Not Connected								
Stand-by Power	T									

Stand-by Power

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

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

Asset #: 4440

Electrical	Current F	Repair	Futur	e Replacement	Ma	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power										
Transfer Switches										
Automatic	100%		2031	\$6,400	1	\$7,200				
Generators	1000/		• • • •	\$ < 4 = 0.0		40.000				
Diesel	100%		2029	\$64,500	1	\$9,000				
	Other Observation, E.	-	Ајјестеа	: 100%						
		Location : Generator Room Explanation : One 100 Kilowatts								
Batteries	Explanation: One 1	100 Kilowaiis								
Lead/Acid	100%		2026	\$2,400	5	\$900				
Fuel Storage	10070		2020	\$2,400		\$700				
Main Tank	100%		2036	* *	5					
William Talik	Other Observation, E.	xtent : Light, Area		: 100%	5					
	Location: Basement									
	Explanation: One 2	275 Gallons								
Lighting	•									
Interior Lighting										
Fluorescent	100%		2028	\$346,200	10	\$21,400				
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
	Location : Through	out The Building								
Egress Lighting										
Emergency, Service	60%		2028	\$8,400	1					
Exit, Service	40%		2028	\$3,900	1					
Exterior Lighting	100/		2020	#10.600	1.0					
HID	10%		2028	\$10,600 * *	10					
LED	10% 80%		2041	* *						
No Component	80%									
Alarm Security System										
Generic	100%		2028	\$42,700	1	\$8,700				
Generic	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Hallways And Lobby									
	Explanation : CCTV		ieras							
Fire/Smoke Detection	*									
Generic, Digital	100%		2028	\$58,700	1-3	\$14,400				
	Other Observation, Extent : Light, Area Affected : 100%									
	Location: Throughout The Building									
	Explanation: Manu	al Pull Station, Str	obe Ligh	ts, Alarm Bells, Ho	orns And	Smoke Detectors				

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		20.42	ate ate			
Natural Gas	100%		2043	* *	l		

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

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

Asset #: 4440

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Conversion Equipment									
Hot Water Boiler	100% 0-2	\$241,800	2053	* *	1	\$10,400			
	Broken, Extent: Mod	**	d : 100%						
	Location : Basemen								
	Other Observation, Extent: Severe, Area Affected: 100%								
	Location: Basement								
D1 - 11 - 1	Explanation: Temp	orary Boiler Prese	ntly Bein	g Used.					
Distribution /P	1000/		2041	* *	4	Ø1 100			
Hot Wtr Piping/Pump	100%		2041		4	\$1,100			
Terminal Devices Convector/Radiator	000/		2021	¢1 <i>67.5</i> 00	1	\$6,900			
Fan Coil Unit/Heat	90% 10%		2031 2038	\$167,500 * *	1 1	\$6,800 \$800			
Air Conditioning	1070		2038		1	\$600			
Energy Source									
Electricity	100%		2041	* *	1				
Conversion Equipment	10070		2011		-				
Interior Pkg Unit -	20%		2031	\$72,000	2	\$300			
Cooling	2070		2031	\$7 2 ,000	_	Ψ300			
Reciprocating	10%		2033	\$33,600	1	\$1,100			
Compr/Chiller				,		. ,			
•	Other Observation, E	xtent : Light, Area	Affected	: 10%					
	Location: 1st Floor Roof								
	Explanation: One S	Split Air Conditioni	ing Unit						
Split Unit	20%		2033	\$108,100					
-	Other Observation, Extent : N/A, 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									
Dry Cooler	10%		2033	\$5,700	2	\$1,600			
	Other Observation, Extent : Light, Area Affected : 30%								
	Location: First Floor Roof								
	Explanation: 1 Ext	erior Unit							
No Component	90%								
Ventilation									
Distribution	1000/			ala de	2.5	010 000			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,000			
Exhaust Fans	000/		2022	#00.000	2				
Interior	90%		2033	\$90,800	2	\$600 \$100			
Roof Plumbing	10%		2033	\$4,400	2	\$100			

Plumbing

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

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

DEPT. OF HOMELESS SERVICES - 071 KENTON HALL / FORMER KENTON HOTEL

Asset #: 4440

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2043	* *	1		
Galvanized Steel	70%	0-2	\$10,200	2038	* *	1		
			oderate, Area Affec at. Corroded Water					
Water Heater With Tanks								
Electric	100%	0-2	\$41,600	2031	\$69,300	4		
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affected	d: 100%			
	Location	i : 2 Of 3 U	nits Not Working In	The Bas	sement			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$6,500	
Fire Pump								
Generic	100%			2042	* *	1	\$4,400	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$2,169,000	\$1,478,300
Interior Architecture	\$2,111,400	\$9,206,300
Electrical	\$4,242,100	\$75,100
Mechanical	\$7,783,400	
Total	\$16,305,900	\$10,759,700
Importance Code A	\$2,169,000	\$1,478,300
Importance Code B	\$13,923,100	\$7,012,200
Importance Code C	\$213,800	\$2,269,200
Total	\$16,305,900	\$10,759,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$54,200			\$29,900
Interior Architecture	\$106,000	\$49,800		\$7,900
Electrical	\$107,800	\$58,600	\$11,000	\$11,300
Mechanical	\$95,000	\$27,700	\$23,700	\$24,200
Total	\$363,000	\$136,100	\$34,700	\$73,300
Importance Code A	\$68,100	\$61,100	\$13,900	\$43,800
Importance Code B	\$271,300	\$75,000	\$20,900	\$29,500
Importance Code C	\$23,600			
Total	\$363,000	\$136,100	\$34,700	\$73,300



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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$168,200	
Masonry: Brick	70% Now Cracking/Crumbling Location: Throug		LIFE ea Affecte	* * ed : 10%	5	\$150,700	
Masonry: Granite	2%		LIFE	* *	5	\$3,200	
Masonry: Limestone	13% Now Cracking/Crumbling Location: North I Spalling, Extent: M	Facade			5	\$21,000	
	Location : North I						
Metal Panel	5%		2047	* *	5-10	\$74,000	
Windows							
Aluminum	55% Now Ctrwt/Balnc Not Fu Location : Throug	hout			5	\$14,100	
	Loose/Miss Fastene Location : Throug		te, Area A	Affected : 50%			
Aluminum	40%		2049	* *	5	\$20,600	
Metal Clad	5% Now Air Infiltration, Exte		2052 Affectea	* * ! : 100%	5	\$8,000	
	Bent/Warped Eleme Location : Boiler		ite, Area	Affected : 25%			
	Broken/Missing Ele Location : Boiler		erate, Ar	ea Affected : 25%			
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$21,400	
Masonry: Brick	50%		LIFE	* *	5	\$13,800	
Masonry: Brick	30%		LIFE	* *	5	\$8,300	
Metal Rail	10%		2044	* *	5-10	\$49,900	
Roof Built-Up (BUR)	40% Now Drains Clogged, Ex Location: North A		2032 ea Affecte	\$572,700 ed: 25%			
	Ponding, Extent : Se Location : North A	evere, Area Affected					
Copper/Terne	5%		2042	* *	10	\$15,700	
Modified Bitumen	40%		2032	\$536,400	10	\$50,200	
Slate	15% 0-2	\$25,600	LIFE	**			
	Cracking/Crumbling Location : Throug		ea Affecte	ea : 10%			

Interior

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	\$18,100	
Vinyl Tile 9" X 9"	30% Now Cracking/Crumbling Location : Through		2032 , Area A <u>j</u>	\$4,905,900 fected : 30%	3	\$23,600	
Wood	15%		2042	* *	5	\$58,900	
Wood	5% Now Deflection Evident, I Location: Old Aud Deteriorated Finish, Location: Old Aud Split/Cracked, Exten Location: Old Aud	litorium Extent : Moderate, litorium t : Moderate, Area A	Area Aff	ected : 50%	5	\$9,800	
Interior Walls							
Ceramic Tile	10% Now Cracking/Crumbling Location: Stairs Joint Mortar Miss/E Location: Stairs				5	\$19,900	
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 Aud		LIFE , Area A <u>j</u>	* * Fected : 25%	5	\$6,000	
	Water Penetration, E Location : Old Aud		rea Affec	cted : 10%			

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2032	\$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	uture Replacement Maintenance		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment				_			
Fused Disc Sw	100%	2027	\$46,900	5	\$600		
	Other Observation, Extent: Mod	lerate, Area Affe	cted: 100%				
	Location : Electrical Room	14 · D:	. 6 1				
G : 1 / G : 11 1	Explanation: One 800 Ampere	Main Disconned	ct Switch				
Switchgear / Switchboard	1000/	2027	¢100 500	_	\$600		
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	9078	2020	\$140,300	3	\$3,300		
Thermoplastic	100%	2027	\$264,700	1			
Motor Controllers	10070	2021	\$204,700	1			
Locally Mounted	100%	2026	\$405,100	5	\$900		
Ground	10070	2020	ψ-105,100		Ψ		
Grounding Devices							
Generic General Genera	100%	LIFE	* *	5	\$2,100		
Stand-by Power					4-,		
Transfer Switches							
Automatic	100%	2026	\$26,800	1	\$43,100		
Generators							
Diesel	100%	2026	\$106,100	1	\$54,200		
	Other Observation, Extent: Mod	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Generator Room						
	Explanation: One 120 Kilowat	tts					
Batteries							
Lead/Acid	100%	2026	\$2,400	5	\$5,200		

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Electrical	Current Re	pair Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2030	\$75,100	5		
	Other Observation, Ext	ent : Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : No Nan	neplate Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,080,300	10	\$128,400	
		ent : Light, Area Affected	: 100%			
	Location : Throughou	t The Building				
	Explanation: T-8 Lan	ıps				
Egress Lighting						
Emergency, Battery	50%	2026	\$114,800	10	\$16,900	
Exit, Service	50%	2026	\$29,500	1		
Exterior Lighting						
HID	100%	2026	\$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	\$8,900	

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent: Light, Ar	ea Affected :	100%			
	Location: Basement Boiler Room					
	Explanation: 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$3,844,800	4	\$10,400	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	95%	2026	\$1,062,200	1	\$43,000	
Unit Heater - Steam	5%	2026	\$38,800	4	\$1,000	
Air Conditioning			•		•	
Energy Source						
Electricity	100%	2035	\$37,600	1		

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

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

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

DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2026	\$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	2026	\$872,800	1		
			oderate, Area Affec	eted : 159	%			
	Location	: Basemen	t					
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	\$3,000	
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.

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 24-Apr-2024 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$84,800	\$211,500
Interior Architecture	\$267,800	
Electrical		\$591,500
Mechanical		\$498,800
Total	\$352,500	\$1,301,900
Importance Code A	\$84,800	\$324,500
Importance Code B	\$267,800	\$977,400
Total	\$352,500	\$1,301,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$93,400	\$2,300		
Interior Architecture	\$165,800		\$2,800	\$4,100
Electrical	\$3,000	\$2,100	\$2,200	\$2,600
Mechanical	\$25,300	\$4,300	\$3,600	\$3,200
Site Enclosure	\$32,500			
Site Pavements	\$62,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$389,900	\$15,900	\$15,700	\$17,100
Importance Code A	\$95,600	\$4,100	\$2,200	\$1,800
Importance Code B	\$175,300	\$11,800	\$13,600	\$15,400
Importance Code C	\$119,000			
Total	\$389,900	\$15,900	\$15,700	\$17,100



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

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

Asset #: 1971

rchitecture	Current Repair	Future	Replacement	Maintenance					
vstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Exterior Walls	150/	LIEE	* *	_	Ø17.500				
Masonry: Brick	15% Graffiti, Extent : Light, Area Af	LIFE Factor : 50%	* *	5	\$17,500				
	Location : Along Riverdale A		l Street						
Masonry: Brick	70%	LIFE	* *	5	\$21.700				
Masonly. Blick	70% LIFE ** 5 \$81,700 Efflorescence, Extent: Moderate, Area Affected: 5%								
	Location : North Facade	ie, 1170a 113300ioa . C	,,,						
Masonry: Limestone	5%	LIFE	* *	5	\$4,400				
wasoniy. Emiestone	Other Observation, Extent: N/A		%	J	Ψ1,100				
	Location : New Lots Avenue	, 33							
	Explanation : Pediment At Or	riginal Main Entrar	ice						
Metal, Corrugated	10% 4+	52,300 2045	* *	1					
	Deformed/Dented, Extent : Lig.	ht, Area Affected : 2	2%						
	Location : Along Miller Aven	ue							
Windows									
Aluminum w/ Guards		34,800 2043	**	5	\$6,800				
	Unit Inoperable, Extent : Mode Location : Various Bedrooms	rate, Area Affected	: 5%						
D	Location : various Bearooms								
Parapets Masonry: Brick	90%	LIFE	* *	5-10	\$40,200				
Masonly. Blick	Efflorescence, Extent : Modera		2%	3-10	\$40,200				
	Location: Various Locations								
Masonry: Limestone	5% 0-2	\$800 LIFE	* *	5	\$400				
wasoniy. Emiestone	Caulking Deteriorated, Extent	·	ed : 5%	J	Ψ100				
	Location : Coping Joints Thre								
Metal Rail	5%	2052	* *	5-10	\$5,900				
Roof					42,200				
Modified Bitumen	98% 2-4	84,200 2035	\$211,500						
	Blisters, Extent : Light, Area Ag	fected : 2%							
	Location: Various Locations								
Skylight, Plastic	2%	2040	* *	1					

Interior

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

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

Asset #: 1971

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	100/				* *	_	#10.200		
Cast in Place Concrete	10%		. 16 1	LIFE		5	\$19,300		
		_	t : Moderate, Area A Stairs And Basemer		: 30%				
Mosaic Tile	5%			2048	* *	5	\$5,500		
Quarry Tile	5%	0-2	\$31,700	2040	* *	5	\$1,700		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location	ı : Kitchen	And Laundry Room	!					
	Worn/Ero	ded, Extent	: Moderate, Area A	ffected :	25%				
	Location	ı : Kitchen	And Laundry Room	!					
Terrazzo	5%			LIFE	* *	5	\$3,400		
Vinyl Tile	75%	Now	\$267,800	2040	* *	3	\$12,400		
	Broken/M	issing Elem	ents, Extent : Light	, Area A	ffected : 2%				
	Location	Location: Various Locations Throughout							
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%				
	Location	ı: Through	out						
	Worn/Ero	ded, Extent	: Severe, Area Affe	cted : 20	9%				
	Location	ı : Through	out						
Interior Walls									
Ceramic Tile	5%	0-2	\$11,200	2044	* *	5	\$1,000		
	Worn/Ero	ded, Extent	: Light, Area Affec	ted : 10%	6				
	Location	ı : Kitchen	Area						
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700		
Masonry: Brick	10%	4+	\$15,500	LIFE	* *				
•	Joint Mor	tar Miss/Er	od, Extent : Moder	ate, Area	a Affected : 10%				
	Location	ı : Boiler R	oom						
Marble Panels	5%	0-2	\$17,900	LIFE	* *				
			Extent : Light, Are		ed : 10%				
	_	ı : Through	-	55					
		_	od, Extent : Light,	Area Affa	ected : 5%				
	Location	ı : Through	out						
Plaster	75%		\$37,100	LIFE	* *	5	\$9,400		
			Extent : Light, Are		ed : 5%	-	4-,100		
	_	_	cess Stair, Basemen			lor			

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

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

Asset #: 1971

Architecture	Current Repair Future Replac		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings AcousTileSusp.Lay-In	30% 0-2 Broken/Missing Elem Location: 1st Floo Worn/Eroded, Extent	r Corridor		* * ffected : 2%	5	\$6,600	
	Location : Through		ieu . 570				
Embossed Metal	5%		LIFE	* *	5	\$2,000	
Gypsum Board	15% 2-4 Cracking/Crumbling, Location : Cafeteria		LIFE ea Affecte	* * d : 2%	5	\$8,300	
Plaster	50% 0-2 Cracking/Crumbling, Location: Cafeteria		00		5	\$13,800	
Site Enclosure							
Fence/Gates Iron Picket	90% 2-4 Deteriorated Finish,	\$25,600 Extent : Moderate.	2070 Area Affa	* * ected : 20%			
	Location : Through Impact Damage, Exte Location : Near Mi	out ent : Moderate, Are					
Masonry: Brick	10% Now Broken/Missing Elem Location : At Miller Cracking/Crumbling, Location : At Miller	r Avenue Extent : Severe, Ai					
Retaining Walls Cast in Place Concrete	100%		2070	* *			
Site Pavements							
Public Sidewalk Cast in Place Concrete	95% Now Broken/Missing Elem Location: Along R Cracking/Crumbling, Location: Through Misaligned/Bulging, Location: Along N	iverdale Avenue Extent : Moderate out Extent : Severe, Ard	, Area Af	fected : 5%			
Pavers/Stone	5% Now	\$13,400	2044	* *			
	Broken/Missing Elem Location: Tree Pits Misaligned/Bulging,	S					
O C' W 1	Location : Tree Pits	5					
On-Site Walkways Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location : Various						

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

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

Asset #: 1971

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% 0-2 \$3,500 2048 **

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

Location: Riverdale Avenue Side

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw		ervation, E : Electrica	xtent : N/A, Area A	2035 ffected :	\$14,700 100%	5	\$100	
			200 Ampere Main L)isconne	ct Switches			
Switchgear / Switchboard Molded Case Bkrs	100%	ion . 1wo 2	.oo impere maar L	2035	\$95,300	5	\$600	
Raceway								
Conduit	70%			2035	\$28,200	1		
Conduit	30%			2055	* *	1		
Panelboards Molded Case Bkrs	30%			2034	\$11,700	5	\$200	
Molded Case Bkrs	70%			2051	* *	5	\$400	
Wiring								
Thermoplastic	30%			2055	* *	1		
Thermoplastic	70%			2035	\$39,800	1		
Motor Controllers Locally Mounted	100%			2033	\$86,800	5	\$200	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$700	
Lighting	10070			LIFE			\$700	
Interior Lighting								
Fluorescent	95%			2035	\$313,600	10	\$19,400	
	T-8 Lamps		res, Extent : Light, . out The Building		·		4-2,100	
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2040	* *	10	\$2,700	
Exit, Battery	50%			2040	* *	10	\$800	
Exterior Lighting								
LED	30%			2040	* *			
No Component	70%							
Alarm								

Alarm

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

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

Asset #: 1971

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2040	* *	1	\$8,300	
	Other Observation, Extent : N/A, Area	Affected:	100%			
	Location: Throughout The Building					
	Explanation : CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2035	\$56,000	1-3	\$14,100	

echanical	Current Repair	Future Replacement	M	aintenance					
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit				
ating									
Energy Source									
Electricity	20%	2045 **	1						
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location: Various Locations								
	Explanation: Electric Unit Heaters I Electric Baseboard Heaters At Basen 128.								
Natural Gas	80%	2045 **	1						
1 (0.000)	Other Observation, Extent : N/A, Area	Affected : 100%							
	Location : Basement - Boiler Room								
	Explanation: Two Gas Fired Steam I	Boilers							
Conversion Equipment	•								
Radiant Heater	20%	2030 \$112,900	2	\$2,100					
	Other Observation, Extent: N/A, Area	Affected : 10%							
	Location: Various Locations								
	Explanation : Electric Unit Heaters I Electric Baseboard Heaters At Basen 128.								
Steam Boiler	80%	2040 **	1	\$17,600					
	Other Observation, Extent: N/A, Area	Affected : 100%		. ,					
	Location: Basement - Boiler Room								
	Explanation: Two Gas Fired Steam I	Boilers							
Distribution	*								
Steam Piping/Pump	80% Now \$7,000	2035 \$139,000)						
1 2 1	Leak Evident, Extent: Moderate, Area Affected: 10%								
	Location : Steam Condensate Return								
No Component	20%								
Terminal Devices	212								
Convector/Radiator	80%	2033 \$142,000	1	\$5,700					
	On Extended Life, Extent : Moderate, A		-	4-,.00					
	Location: Throughout								
No Component	20%								

Air Conditioning

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

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

Asset #: 1971

Mechanical	Current Repair	Futu	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Energy Source							
Electricity	50%	2043	* *	1			
No Component	50%						
	Other Observation, Extent: N/A, Area A	Iffected :	0%				
	Location : Cafeteria, Various Rooms						
	Explanation : Location Noted						
Conversion Equipment							
Split Unit	5%	2035	\$25,800				
	R-410a Refrigerant, Extent : Light, Area Location : Room 122	ı Affected	d : 100%				
Window/Wall Unit	45%	2030	\$37,000	1			
No Component	50%						
•	Other Observation, Extent : N/A, Area Affected : 0%						
	Location : Cafeteria, Various Rooms						
	Explanation: Location Noted						
Ventilation							
Distribution							
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$3,900		
No Component	80%						
Exhaust Fans							
Roof	80%	2030	\$33,700	2	\$500		
Wall Unit	20%	2035	\$1,900	2	\$100		
Plumbing							
H/C Water Piping	1000/	2045	* *				
Brass/Copper	100%	2045	* *	1			
HW Heat Exchanger	1000/	2025	Ø104000	4	#2.20 0		
Steam Fired	100%	2035	\$104,900	4	\$3,300		
	On Extended Life, Extent : Light, Area A Location : Boiler Room	Iffected :	100%				
	Location : Botter Room						
Sanitary Piping Cast Iron	1000/ N \$12.700	LIEE	* *	1			
Cast Iron	100% Now \$13,700	LIFE		1			
	Leak Evident, Extent : Light, Area Affec Location : Basement Corridor	iea . 570					
Ct Davis Bisis	Location . Basement Corridor						
Storm Drain Piping	1000/	LIEE	* *	1			
Cast Iron	100%	LIFE		1			
Backflow Preventer	000/						
No Component	90% 10%	2025	¢1 000	1	¢100		
Generic	10% Other Observation, Extent: N/A, Area A	2035	\$1,000	1	\$100		
	Location: Basement - Boiler Room	ујестви :	100/0				
	Explanation : Boiler Feedwater						
Fixtures	ьхрининон . botter reeawater						
Generic	100%						
Vertical Transport	10070						

Vertical Transport

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

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

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

Asset #: 1971

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
(Controller Not Workin	g, Extent : Severe,	Area Af	fected : 100%			
	Location : Roof - Ele	evator Machine Ro	om				
	Other Observation, Ex	ctent : N/A, Area Aj	ffected :	100%			
	Location: Basement	t To 2nd Floor					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
Generic	100%		2045	* *	1-2	\$6,200	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$163,800	\$128,200
Electrical	\$106,100	\$1,244,000
Mechanical	\$360,300	
Site Pavements		\$123,300
Total	\$630,300	\$1,495,500
Importance Code A	\$163,800	\$128,200
Importance Code B	\$466,400	\$1,244,000
Importance Code C		\$123,300
Total	\$630,300	\$1,495,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$94,300	\$4,500		
Interior Architecture	\$52,100			\$10,500
Electrical	\$22,400	\$18,300	\$6,500	\$6,100
Mechanical	\$49,800	\$7,200	\$21,600	\$6,900
Site Pavements	\$2,500			
Elevators/Escalators	\$14,900	\$14,900	\$14,900	\$14,900
Total	\$235,900	\$44,900	\$42,900	\$38,500
Importance Code A	\$97,500	\$7,800	\$3,200	\$3,200
Importance Code B	\$132,400	\$37,000	\$39,700	\$35,300
Importance Code C	\$6,000			
Total	\$235.900	\$44,900	\$42,900	\$38,500



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

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

Asset #: 50

Architecture		Current R	epair epair	Futu	e Replacement	nent Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Concrete Masonry Unit	30%			LIFE	* *	5	\$10,200		
			xtent : Moderate, A	rea Affe	cted : 5%				
	Location	: Bulkhead	ds						
Glass: Single Pane	10%			LIFE	* *	5	\$6,400		
Gypsum Board	15%	0-2	\$3,500	LIFE	* *	5	\$7,700		
	Loose/Del	am Surface	e, Extent : Moderat	e, Area A	Affected : 5%				
	Location	: First Flo	oor						
	Recent Rep	oair Evider	nt, Extent : Light, A	rea Affec	cted : 2%				
	Location	: First Flo	oor						
Masonry: Brick	45%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	2%	4+	\$600	2037	* *	5	\$1,000		
		_	ents, Extent : Mode	erate, Ar	ea Affected : 1%				
	Location	: Kitchen,	Not In Use						
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	* *				
		_	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	1000/			2025	a. a.				
Cast in Place Concrete	100%			2037	* *				
On-Site Walkways	0.50 /			2025	ناف بازور				
Cast in Place Concrete	95%			2037	* *				
Pavers/Stone	5%			2035					
Parking/Driveway	10007	4 .	#2 5 00	2025	#122.2 00				
Asphalt	100%	4+	\$2,500	2035	\$123,300				
			Extent : Light, Are	ea Affecte	ea : 10%				
	Location	: Through	ош						

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$24,700	5	\$300	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: Two 800 Ampere Main	n Disconne	ct Switches			

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

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

Asset #: 50

Electrical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs) Priority
Under 600 Volts			
Switchgear / Switchboard			
Fused Disc Sw	100%	2032 \$158,800	5 \$300
Raceway			
Conduit	100%	2032 \$113,200	1
Panelboards			
Fused Disc Sw	10%	2031 \$8,800	5 \$200
Molded Case Bkrs	90%	2031 \$78,900	5 \$1,500
Wiring	1000/	2022	
Thermoplastic	100%	2032 \$169,800	1
Motor Controllers	1000/	2020 #202 (00	5 DAGG
Locally Mounted	100%	2030 \$202,600	5 \$400
Grounding Davisos			
Grounding Devices Generic	100%	LIFE **	5 \$1,000
Stand-by Power	100%	LIFE	3 \$1,000
Transfer Switches			
Automatic	100%	2030 \$13,400	1 \$20,000
Generators	10070	2030 \$13,400	1 \$20,000
Diesel	100%	2028 \$106,100	1 \$25,200
	Other Observation, Extent : Light Location : Generator Room BackExplanation : One 125 Kilovol	sement	
Batteries Lead/Acid	100%	2026 \$2,400	5 \$2,400
Fuel Storage			
Main Tank	100%	2035 \$75,100	5
	Other Observation, Extent: Light Location: Basement Explanation: One 275 Gallon.		
Lighting	Explanation . One 270 Gutton.	•	
Interior Lighting			
Fluorescent	5%	2032 \$48,300	10 \$3,000
	Compact Fluorescent Light, Exte Location : Staircases	ent : Light, Area Affected : 100%	
Fluorescent	35%	2032 \$338,100	10 \$20,900
	T-8 Lamps And Fixtures, Extent Location: Throughout The But	: Light, Area Affected : 100%	¥,,,
LED	60%	2037 **	
Egress Lighting			
Emergency, Service	50%	2037 **	1
Exit, Service	50%	2037 **	1
Exterior Lighting			
HID	20% Now \$1	1,800 2032 \$59,200	
	*		

Alarm

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

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

DEPT. OF HOMELESS SERVICES - 071 MOUNT EDEN AVENUE SRO

Asset #: 50

Electrical	Current Repair	Current Repair Future Replacement			Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	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 Surveilla	nce Cameras							
Generic	10%	2027 \$11	,900	1	\$2,400				
	Other Observation, Extent : Lig.	ht, Area Affected : 100%							
	Location : Some Offices, Halls	ways And Exit Doors							
	Explanation: Intrusion Alarm	And Motion Sensor							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2037	* *	1-3	\$12,000				
, 6	Other Observation, Extent : Lig.	ht, Area Affected : 100%							
	Location : Throughout The Bu	ilding							
	Explanation : Strobes, Pull Bo	x Station, Bell, Smoke Detect	or And	Fire Ala	arm Panel				

lechanical	Current Repair		Future	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source									
Electricity	1%		2052	* *	1				
Natural Gas	99%		2052	* *	1				
Conversion Equipment									
Hot Water Boiler	99%		2037	* *	1	\$31,800			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement								
	Explanation: 2 Units								
Radiant Heater	1%		2032	\$16,500	2	\$300			
	Other Observation, Ext	Other Observation, Extent: Light, Area Affected: 1%							
	Location: 1st Floor Lounge								
	Explanation: 2 Electr	ric Unit Heaters							
Distribution									
Hot Wtr Piping/Pump	100% 0-2	\$13,900	2040	* *	4	\$3,200			
	Corroded, Extent: Mod	lerate, Area Affec	ted : 10%	%					
	Location : Boiler Header Piping								
	Malfunctioning, Extent : Moderate, Area Affected : 25%								
	Location: Boiler Roo	om. Malfunctionin	g 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, 1st Floor Locker Room And Maintenance Office								
	Explanation: 3 Units								

Air Conditioning

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

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

Asset #: 50

Mechanical	Current Repair			Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Energy Source									
Electricity	50%			2048	* *	1			
Natural Gas	50%			2052	* *	1			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%	Now	\$192,000	2042	* *	2	\$1,000		
Treating/ Cooling	Other Obs	ervation. E	xtent : Severe, Ared	a Affecte	d : 100%				
		: 5th Floo							
	Explana		ts On The Roof Are	Not In S	Service Because Th	nermosta	ts Controlling The		
Window/Wall Unit	70%			2027	\$168,300	1			
Distribution		·							
Ductwork/Diffusers	30%			LIFE	* *	2	\$25,400		
No Component	70%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200		
Exhaust Fans	000/			• • • •		_	44.600		
Roof	80%	3.7	#24 600	2037	* *	2	\$1,600		
Roof		Now	\$24,600	2042	**	2	\$300		
	-	-	nt : Moderate, Ared Out Of 71 Units M			t Motor (Or Broken Belt		
lumbing	Location	. 1100j. 12	Out Of 71 Chills In	anjuneur	ming Bue 10 Buin	1110101	31 Broken Bett		
H/C Water Piping									
Galvanized Steel	100%			2045	* *	1			
HW Heat Exchanger	10070			20.0					
Steam Fired	100%			2042	* *	4	\$9,600		
		ervation, E	xtent : Light, Area		: 100%		** /* *		
		: Basemen							
	Explanat	ion : Heat	Exchanger Built In	to Boile	•				
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%			2032	\$12,700	4	\$1,400		
Sewage Ejector(s)									
Electric	100%			2032	\$33,200	4	\$2,600		
Backflow Preventer		-							
No Component	80%								
Generic	20%	0-2	\$300	2037	* *	1	\$700		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement								
	Englana.	ion . Com	oded And Leaking V	Waton M.	nin Cata Valva				

Vertical Transport

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

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

DEPT. OF HOMELESS SERVICES - 071 MOUNT EDEN AVENUE SRO

Asset #: 50

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Exte	nt : Moderate, Area Affe	ected : 100%						
	Location: Basement To	5th Floor							
	Explanation: 1 Of 2 E	levators Not In Service,	Not Commissioned	<u>'</u> .					
Fire Suppression									
Sprinkler									
Generic	100%	2052	* *	1-2	\$18,200				
Chemical System									
No Component	99%								
Generic	1%	2027	\$200	1-3	\$700				
	Other Observation, Exte	nt : Light, Area Affected							
	Location: 1st Floor Ki	Location: 1st Floor Kitchen							
	Explanation : Not In U	se. Kitchen Used As Sto	rage.						

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$268,500	\$151,600
Interior Architecture	\$1,000,400	\$310,900
Electrical	\$261,500	\$1,254,700
Mechanical	\$2,118,300	\$2,934,900
Total	\$3,648,600	\$4,652,100
Importance Code A	\$268,500	\$151,600
Importance Code B	\$2,996,900	\$4,393,500
Importance Code C	\$383,200	\$107,000
Total	\$3,648,600	\$4,652,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$57,900			\$24,100
Interior Architecture	\$34,300			\$3,900
Electrical	\$5,200	\$9,700	\$77,800	\$11,600
Mechanical	\$34,500	\$15,000	\$17,000	\$16,100
Site Pavements	\$4,300			
Total	\$136,200	\$24,700	\$94,900	\$55,700
Importance Code A	\$68,200	\$10,300	\$10,500	\$34,400
Importance Code B	\$63,700	\$14,500	\$84,400	\$21,400
Importance Code C	\$4,300			
Total	\$136,200	\$24,700	\$94,900	\$55,700



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

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

Asset #: 3011

chitecture	Curre	ent Repair	Futur	e Replacement	t Maintenance		
stem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							•
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$39,900	
Masonry: Brick	45%		LIFE	* *	5	\$71,800	
		ident, Extent : N/A, A	rea Affect	ed : 66%			
	Location : Thro	ughout					
Masonry: Limestone	5%		LIFE	* *	5	\$6,000	
Masonry: Limestone	2% 4+	\$7,400	LIFE	* *	5	\$2,400	
	-	ing, Extent : Light, Ar		ed : 5%			
	Location : Door	Entry At South Corn	er				
Granite Panels	3%		LIFE	* *	5	\$3,600	
Stucco Cement	40% 4+	\$176,500	2046	* *	5	\$79,800	
		s, Extent : Light, Area	Affected	: 5%			
	Location : Rear						
		ring, Extent : Light, Ai	rea Affecto	ed : 15%			
	Location: Belo						
		Extent : Light, Area Af	fected : 5	%			
	Location : Rear	Yard					
Windows					_		
Aluminum	85%		2049	* *	5	\$32,000	
Metal Clad	5% 2-4	\$92,000	2058	**	5	\$5,900	
		nents, Extent : Moder	ate, Area	Affected: 25%			
	Location : Stair		4 40	6 . 1 500/			
	Location : Stair	sh, Extent : Moderate	, Area Ajj	ectea : 50%			
			to 1400 1	factod . 500/			
	Location : Stair	ient, Extent : Moderat	e, Area A	ijeciea : 50%			
36 - 17		3	20.42	* *	10	#11.000	
Metal Louvers	5%	#2 (000	2042	* *	10	\$11,800	
Wood	5% Now	. ,	2041		5	\$9,400	
	Air Injuiration, E Location : Stair	xtent : Moderate, Are	а Ајјестеа	2: 23%			
		weus ient, Extent : Moderat	to Amon A	factod . 250/			
	Location : Stair		е, агеи ај	ijeciea . 2576			
Parapets	Location . Stair	weiis					
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$4,400	
Cast Stolle, Tella Cotta		vident, Extent : N/A, A		rted · 100%	3	ψτ,του	
	Location : Thro		1700 119900	. 10070			
Masanmu Briok	45%		LIFE	* *	5	\$5,100	
Masonry: Brick		vident Extent : N/A			3	\$3,100	
	Recent Replace Evident, Extent: N/A, Area Affected: 100% Location: Throughout						
Magammy I int-			LIDD	* *	-	\$700	
Masonry: Limestone	5% 5%		LIFE 2061	* *	5	\$700	
Metal Security Bars Stucco Cement	3% 40% 4+	\$13,600	2046	* *	5	\$5,800	
Stucco Cellielli		\$15,000 s, Extent : Light, Area			3	\$3,000	
	Location: Thro		11,,0000	. 570			
		agnoui Extent : Light, Area Af	fected · 5	%			
	Location: Thro		,				

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

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

Asset #: 3011

Architecture	Current Repair		Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof	0.507		2011			0.46.400	
Modified Bitumen	95%		2041	* *	10	\$46,100	
	Ponding, Extent : Ligh Location : Throughou		5%				
Skylight, Metal/Glass	5%		2059	* *	10	\$8,100	
	Recent Replace Evident Location: 4 Units Th		rea Affec	eted : 100%			
nterior							
Floors	50 /	4.2 000			_	4. - - - -	
Cast in Place Concrete	5% 4+	\$12,900	LIFE	**	5	\$17,000	
	Deflection Evident, Extent : Light, Area Affected : 2% Location : Water Ponding At Basement Entrance Door						
	Ponding, Extent: Mod	-		te Door			
	Location: Water Por			ce Doors			
	Worn/Eroded, Extent:	0		LE DOORS			
	Location : Surface W			ltration			
Ceramic Tile	20% Now	\$342,200	2042	* *	5	\$15,500	
Coramic The	Cracking/Crumbling, I			ted : 30%	J	Ψ15,500	
	Location : Throughou						
Quarry Tile	15%		2046	* *	5	\$35,000	
Vinyl Tile	20%		2038	* *	3	\$15,500	
Wood	40%		2061	* *	5	\$116,500	
Interior Walls	-					, ,,,,,,,	
Ceramic Tile	20% 2-4	\$383,200	2042	* *	5	\$35,700	
	Cracking/Crumbling, I	Extent : Light, Are	ea Affecte	ed : 5%			
	Location : Throughor	ut					
Concrete Masonry Unit	10%		LIFE	* *	5	\$14,300	
Gypsum Board	50%		LIFE	* *	5	\$107,000	
	Repairs in Progress, E. Location: Throughout		Affected	: 5%			
Masonry: Fieldstone	5%		LIFE	* *			
Plaster	15%		LIFE	* *	5	\$16,000	
	Recent Repair Evident,	Extent : N/A, Are	ea Affect	ed : 5%		. ,	
	Location : Throughor						

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

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

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

Asset #: 3011

Architecture	itecture Current Repair Future Replace		e Replaceme	nent		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
Exposed Struc: Steel	5%			LIFE		* *			
Gypsum Board	75% Cracking		\$124,400 Extent : Light, Are	LIFE a Affecte	ed : 10%	* *	5	\$145,600	
	Location: Throughout								
	Recent Repair Evident, Extent : N/A, Area Affected : 5% Location : Throughout								
		0	oui xtent : Light, Area 1	Affactad	. 10%				
		neiraiion, E n : Through		4ујестеа	. 10%				
Plaster	20%	6 Now	\$92,300	LIFE		* *	5	\$19,400	
	_	/Crumbling n : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
	Recent Re	epair Evidei	nt, Extent : N/A, Are	ea Affect	ed : 5%				
	Location: Throughout								
	Water Pe	netration, E	xtent : Light, Area	Affected	: 10%				
		n : Through	-						
Site Enclosure									
Fence/Gates									
Iron Picket	100%	0		2068		* *			
Retaining Walls									
Cast in Place Concrete	100%	, 0		2068		* *			
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2046		* *			
		/Crumbling n : Through	Extent : Light, Are out	ea Affecto	ed : 5%				
On-Site Walkways									
Cast in Place Concrete	100%	6 2-4	\$4,300	2046		* *			
	Cracking	/Crumbling	Extent : Moderate	, Area Aj	ffected : 5%				
	Locatio	n : At Front	Entry Stairs						

lectrical	Current Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$400	
	Other Observation, Extent: N/A, Area	Affected: 100	0%			
	Location: Electrical Room.					
	Explanation : Main Service Switch F	ated At 800 A	mperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$400	
Raceway						
Conduit	100%	2043	* *	1		

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

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

Asset #: 3011

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Panelboards						
Molded Case Bkrs	70%	2041	* *	5	\$1,900	
Molded Case Bkrs	30%	2041	* *	5	\$800	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$700	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	65%	2033	\$1,002,600	10	\$61,900	
	Compact Fluorescent Light, Extent : L	ight, Area	Affected : 100%			
	Location : Throughout					
	T-12 Lamps And Fixtures, Extent : Lig	ht, Area Afj	fected : 100%			
	Location : Throughout					
Fluorescent	15%	2038	* *	10	\$14,300	
	T-8 Lamps And Fixtures, Extent: Ligh	t, Area Affe	ected : 100%		. ,	
	Location: Throughout Building.					
LED	20%	2038	* *			
EED	Other Observation, Extent : N/A, Area		100%			
	Location : Stairs	9,5				
	Explanation : LEDs Observed					
Egress Lighting	Supramation: 2225 coserves					
Emergency, Service	50%	2028	\$31,200	1		
Exit, Service	50%	2028	\$21,900	1		
Exterior Lighting	2070	2020	Ψ21,500	-		
LED	30%	2038	* *			
EED	Other Observation, Extent : N/A, Area		100%			
	Location : Outside Perimeter	9,5				
	Explanation : Operated Via Timer					
No Component	70%					
	/070					
Alarm						
Security System Generic	100%	2033	\$190,300	1	\$38,800	
Generic	Other Observation, Extent: N/A, Area			1	\$30,000	
	Location: Throughout The Building.		10070			
	Explanation: Surveillance System.					
Fina/Smales Datation	Explanation . Surveillance System.					
Fire/Smoke Detection	1000/ 41 \$261.500	2042	* *	1.2	¢50 100	
Generic, Analog	100% 4+ \$261,500			1-3	\$58,100	
	Other Observation, Extent: Moderate	, лгеи Ајјес	леи . 10070			
	Location: Throughout Building.					
	Explanation : Beyond Its Useful Life					

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

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

Asset #: 3011

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	* *	1		
Conversion Equipment	1000/			2020	* *	1	Ф10 2 000	
Steam Boiler	100%	uniation E	ctent : N/A, Area A	2038		1	\$102,800	
		: Boiler Ro		јјестеа .	100/0			
		on : 1 Unii						
Distribution	Explanali	on . 1 Onn						
Steam Piping/Pump	100%	0-2	\$81,200	2033	\$811,800			
1 & 1			ctent : Severe, Are		·			
		: Above Bo						
	Explanati	on : Contin	nued Rupturing Oj	Piping I	Buried In First Flo	or Slab.		
Terminal Devices								
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	1000/			2041	* *	1		
Electricity	100%			2041	7. 7.	1		
Conversion Equipment Interior Pkg Unit -	10%	Now	\$160,300	2038	* *	2	\$500	
Cooling	1070	NOW	\$100,500	2030		2	φ300	
Coomig	Unit Inoper	able, Exte	nt : Severe, Area A	ffected :	100%			
	-		or Fan Room					
Window/Wall Unit	5%			2026	\$19,200	1		
No Component	85%							
entilation ²								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,600	
No Component	80%							
Exhaust Fans								
Roof	100%			2028	\$196,700	2	\$3,200	
lumbing								
H/C Water Piping	1000/			2021	#1 204 200	1		
Galvanized Steel	100%			2031	\$1,294,200	1		
Sanitary Piping Cast Iron	1000/			LIFE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Cast Holl		rvation F	xtent : N/A, Area A			1		
		: Courtyare		.,,	/ •			
		-		b Be Und	lersized. Back-ups	Occur D	uring Heavv	
	Downpou		p 3. von 1.			. , 2	.6/	
Sump Pump(s)	-							
Non-Submersible	100%			2033	\$20,300	4	\$2,200	

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$436,000	\$87,600
Interior Architecture	\$772,100	\$198,500
Electrical	\$19,300	\$767,300
Mechanical	\$296,600	\$619,600
Total	\$1,524,000	\$1,673,000
Importance Code A	\$436,000	\$87,600
Importance Code B	\$910,200	\$1,386,900
Importance Code C	\$177,700	\$198,500
Total	\$1,524,000	\$1,673,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,200		\$32,000	_
Interior Architecture	\$121,600			\$5,500
Electrical	\$4,500	\$4,700	\$10,900	\$3,900
Mechanical	\$13,500	\$12,800	\$73,900	\$12,800
Site Pavements	\$2,700			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$177,700	\$32,900	\$132,100	\$37,600
Importance Code A	\$24,400	\$4,200	\$36,200	\$4,200
Importance Code B	\$150,700	\$28,700	\$95,900	\$33,400
Importance Code C	\$2,700			
Total	\$177,700	\$32,900	\$132,100	\$37,600



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

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

Asset #: 4442

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%		\$352,100	LIFE	* *	5	\$87,600	
			derate, Area Affect	ed : 15%	Ó			
		: Rear Fa	саае		de de		Φ2 100	
Masonry: Granite	3%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$3,600	
Windows	0.50/		440.400	• • • • •	de de	_	440000	
Aluminum		Now	\$20,200	2049	**	5	\$10,900	
			ct, Extent : Modera	ite, Area	Affected: 10%			
		: Through						
Steel	5%		\$83,900	2058	* *	5	\$7,100	
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 50%			
	Location							
	•		, Extent : Moderate	, Area Aj	ffected : 50%			
	Location	: Stairs						
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,700	
Masonry: Brick Cavity	85%			LIFE	* *	5	\$5,900	
Metal Rail	5%			2038	* *	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200	
Roof								
Modified Bitumen	95%			2038	* *	10	\$28,200	
Skylight, Metal/Glass	5%			2053	* *	10	\$4,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$6,100	
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$13,800	
Ceramic Tile	10%		\$34,700	2042	* *	5	\$3,100	
		_	ents, Extent : Sever	re, Area 1	Affected : 50%			
O			or Bathroom	2046	* *		ΦΟ 400	
Quarry Tile		Now	\$45,200			5	\$2,400	
	_	Crumbling, 1 : Kitchen	Extent : Moderate	, Area A <u>j</u>	gectea : 25%			
Vinyl Tile	70%	Now	\$594,300	2038	* *	3	\$16,500	
,			Extent : Moderate		ffected : 15%	5	\$10,500	
	_	: Through		,	y			
Wood	5%		\$9,200	2048	* *	5	\$3,000	
11004			Extent : Moderate,		fected : 25%	3	Ψ5,000	
			or Conference Room					

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

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

Asset #: 4442

Interior Walls	Architecture		Current l	Repair	Futur	e Replacement	Maintenance		
Interior Walls	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Ceramic Tile	Interior								
Concrete Masonry Unit	Interior Walls								
Location : 2nd Floor Bathroom	Ceramic Tile	-					5	\$16,500	
Concrete Masonry Unit 10%					re, Area 2	Affected : 50%			
Gypsum Board S0% LIFE ** 5 \$198,500		Location	ı : 2nd Floo	or Bathroom					
Masonry: Brick 5% LIFE **	Concrete Masonry Unit	10%			LIFE	* *	5	\$26,500	
Masonry: Fieldstone 5% LIFE * * *	Gypsum Board	50%			LIFE	* *	5	\$198,500	
Other Observation, Extent : Moderate, Area Affected : 10% Location : Basement Explanation : Joint Mortar Missing	Masonry: Brick	5%			LIFE	* *			
Plaster 25% LIFE ** 5 \$49,600	Masonry: Fieldstone	5%			LIFE	* *			
Plaster 25% LIFE ** 5 \$49,600					Area Affe	cted : 10%			
Plaster									
Ceilings		Explana	tion : Joint	Mortar Missing					
AcousTileSusp.Lay-In		25%			LIFE	* *	5	\$49,600	
Staining/Discoloring, Extent : Light, Area Affected : 5% Location : Throughout									
Exposed Struc: Concrete 10% 0-2 \$18,400 LIFE ** 5 \$1,000	AcousTileSusp.Lay-In						5	\$21,700	
Exposed Struc: Concrete 10% 0-2 \$18,400 LIFE		_	_	_	ea Affecto	ed : 5%			
Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement		Location	ı : Through	out					
Cocation : Basement Cocation : Basement	Exposed Struc: Concrete						5	\$1,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10% LIFE *** 5		Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
Metal Panel 1% LIFE ** 5 \$800 Site Enclosure		Location	ı : Basemer	ıt					
Site Enclosure Fence/Gates Chain Link 100% 2043 ** Site Pavements Public Sidewalk Cast in Place Concrete On-Site Walkways Cast in Place Concrete Steel Grating Steel Grating Activity Yard ** 2043 ** 2043 ** 2043 ** 2043 ** 2048 ** Cast in Place Concrete 100% 2038 ** Cast in Place Concrete 90% 4+ \$1,400 2046 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard	Gypsum Board	20%			LIFE	* *	5	\$15,700	
Fence/Gates Chain Link 100% 2043 **	Metal Panel	1%			LIFE	* *	5	\$800	
Chain Link 100% 2043 **	Site Enclosure								
Site Pavements Public Sidewalk Cast in Place Concrete 100% 2038 ** On-Site Walkways Cast in Place Concrete 90% 4+ \$1,400 2046 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 ** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard	Fence/Gates								
Public Sidewalk Cast in Place Concrete 100% 2038 ** On-Site Walkways Cast in Place Concrete 90% 4+ \$1,400 2046 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 ** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard	Chain Link	100%			2043	* *			
Cast in Place Concrete 100% 2038 *** On-Site Walkways Cast in Place Concrete 90% 4+ \$1,400 2046 *** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 *** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard	Site Pavements								
On-Site Walkways Cast in Place Concrete 90% 4+ \$1,400 2046 ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 ** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard									
Cast in Place Concrete 90% 4+ \$1,400 2046 *** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 *** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard		100%			2038	* *			
Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Rear Concrete Yard Steel Grating 10% Now \$1,300 2043 ** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard									
Steel Grating Location : Rear Concrete Yard 10% Now \$1,300 2043 ** 1 Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Firescape Activity Yard	Cast in Place Concrete	,	-	* ,					
Steel Grating 10% Now \$1,300 2043 *** 1 Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Firescape Activity Yard		_	_		, Area A <u>j</u>	ffected : 10%			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Firescape Activity Yard									
Activity Yard	Steel Grating						1		
Activity Yard		Corrosion	/Rusting, E	Extent : Moderate, A	lrea Affe	cted : 10%			
Activity Yard Cast in Place Concrete 100% 2038 **		Location	ı : Firescap	pe					
Cast in Place Concrete 100% 2038 **									
	Cast in Place Concrete	100%			2038	* *			

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

Under 600 Volts

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

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

Asset #: 4442

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100% Other Observation, Extent: Light, Location: Electrical Room Explanation: 2 Main Service Dis			5 1mperes 1	\$200 Each.	
Switchgear / Switchboard	*					
Fused Disc Sw	30%	2043	* *	5	\$100	
	Other Observation, Extent : Light, 2 Location : Electrical Room		100%		* **	
	Explanation: 1 Vertical Section		***		****	
Fused Disc Sw	30%	2033	\$38,100	5	\$100	
	Other Observation, Extent: Light, 2 Location: Electrical Room Explanation: 1 Vertical Section	Area Affected : .	100%			
Molded Case Bkrs	40%	2043	* *	5	\$400	
Wolded Case DKIS	Other Observation, Extent: Light, 2 Location: Electrical Room Explanation: 1 Vertical Section			3	\$400	
Raceway	Explanation : 1 / Critical 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	\$600	
Lighting						
Interior Lighting						
Fluorescent	96%	2033	\$599,100	10	\$37,000	
	T-8 Lamps And Fixtures, Extent: L. Location: Throughout The Buildi		ted : 100%			
Fluorescent	2%	2033	\$12,500	10	\$800	
	Compact Fluorescent Light, Extent Location : Throughout The Buildi			%		
LED	2%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$5,100	
Exit, Battery	50%	2038	* *	10	\$1,400	

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

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

Asset #: 4442

Electrical	Current Repair	Future R	eplacement	M				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	30%	2033	\$49,100	10	\$1,200			
	Compact Fluorescent Light, Extent	Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
	Location: Front And Courtyard							
No Component	70%							
Alarm								
Security System								
Generic	75%	2038	* *	1	\$11,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways And Courtya	ırd						
	Explanation: CCTV Surveillance	c Cameras						
Generic	25%	2028	\$19,300	1	\$3,900			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Buildi	ing						
	Explanation : Intrusion System A	nd Door Lock Ala	ırm					
Fire/Smoke Detection								
Generic, Digital	100%	2033	\$105,800	1-3	\$25,900			
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways, Cafeteria And Basement							
	Explanation : Strobe Lights, Mana Horns	ual Pull Stations,	Alarm Bells, Si	moke De	tectors And			

Current Repair	Futur	Future Replacement		Maintenance		
% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
100%	2043	* *	1			
100%	2038	* *	1	\$41,600		
Other Observation, Extent: N/A, Ar	ea Affected :	100%				
Location : Boiler Room						
Explanation: 1 Unit						
-						
100%	2043	* *				
80%	2038	* *	1	\$10,900		
20%	2028	\$203,400	1	\$2,700		
				·		
100%	2041	* *	1			
60%	2028	\$93,200	1			
40%						
	% of Fail Date Estimated C Total (Years) 100% 100% Other Observation, Extent: N/A, An Location: Boiler Room Explanation: 1 Unit 100% 80% 20% 100% 60%	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% 2043 0ther Observation, Extent: N/A, Area Affected: Location: Boiler Room Explanation: 1 Unit 2043 80% 2043 100% 2043 2043 2043 2064 2028 2066 2028	No of Total Fail Date (Years) Estimated Cost Year Estimated Cost Total (Years)	No of Total Fail Date (Years) Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	

Ventilation

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

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

Asset #: 4442

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,400	
Exhaust Fans							
Roof	100%		2041	* *	2	\$1,300	
Plumbing H/C Water Piping							
Brass/Copper	90%		2043	* *	1		
Galvanized Steel	10%		2031	\$52,400	1		
Water Heater With Tanks							
Gas Fired	100% Other Observation.	Extent : N/A, Area A	2028 Iffected :	\$33,400 100%	2		
	Location : Boiler		55				
	Explanation : Two						
Sanitary Piping	Dispraination: 1110	oo daman diiib					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	90%		LIFE	* *	1		
Plastic/PVC	10%		2038	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$1,300	4	\$1,300	
Fixtures							
Generic	60%						
Generic	40%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		Extent: N/A, Area A					
	Location: 1 Unit	From Basement To 6	th Floor,	1 Unit From Base	ment To .	5th Floor	
	Explanation: 2 U	nits					
Fire Suppression							
Sprinkler							
Generic	100%		2033	\$567,300	1-2	\$11,800	
Chemical System							
Wet	100%		2028	\$15,900	1-3	\$83,300	
Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitcher						
	Explanation : Cov	vers 20 Square Feet					

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

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035 \$2,108,200	
Exterior Architecture	\$1,881,000		
Interior Architecture	\$2,639,300	\$5,397,800	
Electrical	\$2,446,100	\$1,892,100	
Mechanical	\$8,067,500	\$4,338,400	
Total	\$15,034,000	\$13,736,400	
Importance Code A	\$4,187,400	\$2,441,600	
Importance Code B	\$10,412,500	\$10,269,600	
Importance Code C	\$434,100	\$1,025,300	
Total	\$15,034,000	\$13,736,400	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$151,000			
Interior Architecture	\$54,900		\$7,700	\$44,100
Electrical	\$79,300	\$20,300	\$20,400	\$48,900
Mechanical	\$218,700	\$59,500	\$63,900	\$67,500
Site Enclosure	\$34,200			
Site Pavements	\$3,800			
Total	\$542,000	\$79,800	\$92,100	\$160,500
Importance Code A	\$153,400	\$22,400	\$22,400	\$22,400
Importance Code B	\$325,200	\$57,400	\$69,700	\$128,600
Importance Code C	\$63,400			\$9,500
Total	\$542,000	\$79,800	\$92,100	\$160,500



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

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

Asset #: 1975

Architecture	Current	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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.

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

DEPT. OF HOMELESS SERVICES - 071 PAMOJA HOUSE

Asset #: 1975

chitecture	Curr	ent Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Parapets /T	50/		TIPE	* *	-	Φ0.000	
Cast Stone/Terra Cotta	5%	Φ40 7 100	LIFE	**	5	\$8,800	
Masonry: Brick	Location : Thre	ling, Extent : Modera		ected : 10%	5	\$19,700	
	Location : Thro						
	Location: Thro		erute, Area 2	4ујества . 2070			
		tent : Moderate, Area	Affected : 2	20%			
Masonry: Granite	3% Nov	v \$17,600	LIFE	* *	5	\$900	
•	Joint Mortar Mis Location : Thro	s/Erod, Extent : Light ughout	, Area Affec	eted : 10%			
Metal Panel	5% Recent Installation Location: Thro	on, Extent : N/A, Area ughout	2051 Affected : 8	* *	5	\$4,400	
Roof							
Asphalt Shingle	Location : West	Elements, Extent : Mo Roof Over Entry Are	а				
	Location : West	ling, Extent : Modera Roof Over Entry Are Vident, Extent : N/A,	а				
	Location : Mai		Агеи Ајјеси	ги . 90/0			
Fluid Applied Roofing		on, Extent : N/A, Area ers At Barrel Roof	2059 Affected : 1	**			
Metal Panel	7%		2036	* *	10	\$31,500	
Modified Bitumen	35% Nov Gut/DS Non Fun	v \$18,400 c/Miss, Extent : Mode d Floor Bulkhead	2036	* * Affected : 5%	10	ψ31,300	
Skylight, Metal/Glass	Location : Skyl	g, Extent : Moderate, ghts On West Roof l, Extent : Light, Area			10	\$24,600	
		n, Extent : Severe, Are	ea Affected .	: 80%			
			2026	* *	1		
Skylight, Plastic	2%		2036				
Skylight, Plastic Soffits	2%		2030				
	85% Nov	s/Erod, Extent : Mode	LIFE	* * Affected : 25%	5	\$26,000	

Interior

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

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

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

Asset #: 1975

Architecture	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Co Total (Years)	Sear Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
nterior									
Floors			_						
Cast in Place Concrete	48% 4+ \$328,90		5	\$433,000					
	Cracking/Crumbling, Extent: Light,								
	Location : Boiler Room In Baseme								
Ceramic Tile	10%	2034 \$2,270,700	5	\$41,200					
	Cracking/Crumbling, Extent : Light, Location : Bathroom	Area Affected : 10%							
Quarry Tile	2%	2044 **	5	\$12,400					
Vinyl Tile	15%	2031 \$1,668,800	3	\$23,200					
	Patching Evident, Extent : Light, Ard Location : Throughout First Floor	00							
Vinyl Tile 9" X 9"	15% Now \$241,60	00 2041 **	3	\$23,200					
	Adhesion Failure, Extent : Moderate	e, Area Affected : 20%							
	Location: 2nd Floor Mezzanine								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : 2nd Floor Mezzanine								
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location: 2nd Floor Mezzanine								
	Worn/Eroded, Extent : Moderate, Ar	ea Affected : 100%							
	Location: 2nd Floor Mezzanine								
Wood	10% Now \$720,60	00 2059 **	5	\$38,700					
	Broken/Missing Elements, Extent : M			¥,					
	Location: Second And Third Floors								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location: Second And Third Floors								
	Split/Cracked, Extent: Moderate, Area Affected: 50%								
	Location : Second And Third Floor								

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

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

Asset #: 1975

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%			2034	\$1,025,300	5	\$19,100	
Concrete Masonry Unit	15%	0-2	\$52,600	LIFE	* *	5	\$11,400	
	_	_	Extent : Light, Are out Drill Area	ea Affecte	ed : 10%			
Gypsum Board	15%			LIFE	* *	5	\$17,200	
Masonry: Brick	10%	Now	\$177,500	LIFE	* *			
	Location Water Pen Location	: Basemen etration, E. : Basemen	 xtent : Moderate, A	rea Affe	cted : 30%			
	Location	: Boiler R	oom In Basement					
Plaster	Cracking/	0	\$204,000 Extent : Moderate out West Entry Win		* * Gected : 50%	5	\$25,800	
	Paint Peeling, Extent : Moderate, Area Affected : 60% Location : Throughout West Entry Wing							
			xtent : Moderate, A out West Entry Win	-	cted : 20%			
Wood		2-4 ted Finish, i : Through	\$32,800 Extent : Moderate, out	LIFE Area Aff	* * Pected : 10%	5	\$38,200	

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

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

Asset #: 1975

Architecture	Current I	Current Repair Future Replacement				aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Ceilings								
AcousTileSusp.Lay-In	2% Now Broken/Missing Elem Location: First Flo	or			5	\$3,400		
	Staining/Discoloring, Location: Entrywa Water Penetration, E. Location: Through	y And Laundry Roo xtent : Severe, Ared	om					
Embossed Metal						\$7,700		
	Corrosion/Rusting, E Location : Second I Deformed/Dented, E Location : Second I	Floor Mezzanine ctent : Moderate, A						
Exposed Struc: Steel	35% Recent Repair Evider Location : Drill Are		LIFE ea Affecto	* * ed : 10%				
Exposed Struc: Wood	35% Now Recent Repair Evider Location : Drill Are		LIFE ea 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						
ite Enclosure	Location : Through	out						
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	200mion : Imough	e eek						
Masonry: Fieldstone	100% Now Joint Mortar Miss/Er Location : Through	out						
	Vegetation Growth, E Location : Tree On Other Observation, E	Тор						
	Location: Through							
	Explanation : Gran	ite War Memorial						

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

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

Asset #: 1975

	Current Repair		Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	Now	\$7,400	2041	* *			
Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 10%			
Location	: Areaway	S					
Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%			
Location	: Areaway	S					
100%			2036	* *			
80%	Now	\$1,900	2036	* *			
	_			rea Affected : 5%			
O	0.						
20%	Now	\$1,900	2034	\$38,000			
Broken/Mi	issing Elem	•	erate, Ar	•			
	_						
	-			a Affected : 30%			
				33 7 - 1 - 1 - 2 7 0			
	100% Broken/Mi Location Cracking/ Location 100% 80% Broken/Mi Location Cracking/ Location 20% Broken/Mi Location Joint More	% of Fail Date Total (Years) 100% Now Broken/Missing Elem Location : Areaway 100% 80% Now Broken/Missing Elem Location : Through Cracking/Crumbling, Location : Through Through 20% Now Broken/Missing Elem Location : Entry Sta Joint Mortar Miss/Er	% of Fail Date Estimated Cost Total (Years) 100% Now \$7,400 Broken/Missing Elements, Extent: Mode Location: Areaways Cracking/Crumbling, Extent: Moderate Location: Areaways 100% 80% Now \$1,900 Broken/Missing Elements, Extent: Mode Location: Throughout Perimeter Of B Cracking/Crumbling, Extent: Moderate Location: Throughout Perimeter Of B 20% Now \$1,900 Broken/Missing Elements, Extent: Moderate Location: Entry Stairs On South Elever Joint Mortar Miss/Erod, Extent: Moderate	% of Fail Date Estimated Cost Total (Years) 100% Now \$7,400 2041 Broken/Missing Elements, Extent: Moderate, Area A. Location: Areaways Cracking/Crumbling, Extent: Moderate, Area A. Location: Areaways 100% 2036 80% Now \$1,900 2036 Broken/Missing Elements, Extent: Moderate, Area A. Location: Throughout Perimeter Of Building Cracking/Crumbling, Extent: Moderate, Area A. Location: Throughout Perimeter Of Building 20% Now \$1,900 2034 Broken/Missing Elements, Extent: Moderate, Area A. Location: Entry Stairs On South Elevation	% of Fail Date Estimated Cost Total (Years) 100% Now \$7,400 2041 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Areaways Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Areaways 100% 2036 ** 80% Now \$1,900 2036 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Perimeter Of Building Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout Perimeter Of Building And Areaways 20% Now \$1,900 2034 \$38,000 Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Entry Stairs On South Elevation Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 30%	% of TotalFail Date (Years)Estimated Cost (Year FY)Estimated Cost (Yrs)Cycle (Yrs)100%Now\$7,4002041**Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: AreawaysLocation: AreawaysCracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Areaways**80%Now\$1,9002036**Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Throughout Perimeter Of BuildingCracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout Perimeter Of Building And Areaways20%Now\$1,9002034\$38,000Broken/Missing Elements, Extent: Moderate, Area Affected: 10% Location: Entry Stairs On South Elevation30%Joint Mortar Miss/Erod, Extent: Moderate, Area Affected: 30%	Year Estimated Cost Year Estimated Cost Year FY

Electrical	Current Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	25%	2031	\$23,500	5	\$200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 1st Floor Electrical Room								
	Explanation: One 600 Ampere	Main Disconne	ct Switch						
Molded Case Bkrs	25%	2031	\$111,100	5	\$1,500				
Moraca Case Bins	Other Observation, Extent: Light, Area Affected: 100%								
	Location: 1st Floor Electrical Room								
	Explanation: One 200 Ampere	Main Disconne	ct 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 Disconne	ct 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	Disconnect Swi	tch						

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

Note:

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

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

Asset #: 1975

Electrical	Curi	rent Repair	Futur	e Replacement	М	aintenance				
System Component Type	% of Fail l Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts										
Transformers										
Dry Type	Location: 1st	ion, Extent : Light, Arec Floor Electrical Room Two Transformers Obsc		\$26,100 : 100%	5	\$800				
Switchgear / Switchboard										
Fused Disc Sw	Location: Bas	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,								
		ere Disconnect Switches				omicet smilen,				
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	Location: Bas	4 \$93,600 ion, Extent : Light, Arec tement Electrical Room Two Fused Knife Switch	ı		5	\$500				
Molded Case Bkrs	70%		2030	\$327,500	5	\$4,200				
Wiring Braided Cloth	-	4 \$398,400 Extent : Moderate, Ar oughout The Building	2056 ea Affecte	** 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% No Not in Service, I Location : Ger	Extent : Severe, Area Aj	2046 ffected : 10	**	1	\$78,700				
	Location : Generator Room Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : One 100 Kilowatt									
Batteries										
Lead/Acid	100%		2026	\$2,400	5	\$8,400				

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

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

Asset #: 1975

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2034	\$75,100	5		
	Other Observation, Extent : I		100%			
	Location: Basement Gener					
	Explanation: One 275 Gal	on				
Lighting						
Interior Lighting	100/	2026	#225.500	1.0	#20 700	
Fluorescent	10%	2026	\$335,500	10	\$20,700	
	Other Observation, Extent: 1		100%			
	Location: Stairs And Basen	nent				
	Explanation: T-8 Lamps					
HID	10%	2026	\$261,100	10	\$700	
	Other Observation, Extent : 1		100%			
	Location: Abandoned, Space	ces Not In Use				
	Explanation: Not In Use					
Incandescent	10%	2026	\$371,200	2	\$500	
LED	70%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$27,200	
Exit, Battery	50%	2036	* *	10	\$7,600	
Exterior Lighting						
LED	100%	2039	* *			
	Recent Installation, Extent : 1	**	00%			
	Location : Building Perime	ter				
Alarm						
Security System						
No Component	90%					
Generic	10%	2036	* *	1	\$8,400	
	Other Observation, Extent : 1	Light, Area Affected :	100%			
	Location : First Floor					
	Explanation: CCTV Survei	llance System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2026	\$170,600	1-3	\$43,000	

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

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

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

Asset #: 1975

Mechanical	Current Repair	Current Repair Future Replacement			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment					
Steam Boiler	100% 0-2 \$384,40 Corroded, Extent: Moderate, Area A Location: Boilers Other Observation, Extent: N/A, Are Location: Boiler Room Explanation: 2 Units	Affected: 100%	1	\$201,200	
Distribution	Explanation . 2 Ontis				
Steam Piping/Pump	100% 0-2 \$35,30 Corroded, Extent: Severe, Area Affe Location: Condensate Return Tan Leak Evident, Extent: Moderate, Ar Location: Basement	ected : 100% k. Basement			
Terminal Devices Air Handler	20% Now \$41,50 Unit Inoperable, Extent : Severe, Arc Location : 1 Of 5 Units In Armory	ea Affected : 10%	1	\$25,100	
Convector/Radiator	60% Now \$21,60 Damaged, Extent : Moderate, Area L Location : Throughout		1	\$39,400	
Fan Coil Unit/Heat	20%	2031 \$1,093,400	1	\$14,600	
Air Conditioning					
Energy Source Electricity	100%	2039 **	1		
	10078	2039	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	2036 **	2	\$2,100	
	Other Observation, Extent : Light, A Location : Roof				
	Explanation : Serves Kitchen Area				
Window/Wall Unit	5% Other Observation, Extent : Light, A Location : 3rd Floor Office Explanation : Location Noted	2026 \$41,800 Irea Affected : 100%	1		
No Component	80%				
Distribution					
Ductwork/Diffusers	15%	LIFE **	2	\$44,100	
No Component	85%				
Ventilation					
Distribution Ductwork/Diffusers	40%	TIEE **	2.5	¢50.400	
No Component	40% 60%	LIFE **	2-5	\$50,400	
No Component	UU / 0				

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

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

Asset #: 1975

echanical	Current Repair	Future F	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
itilation							
Exhaust Fans	4007	2026	#201 2 00		#2 000		
Interior	40%	2026	\$391,200	2	\$2,800		
	Other Observation, Extent: Light, A.	rea Affected : I	00%				
	Location : Above Ceiling						
	Explanation: General And Lavator	ry Exhaust. Noi	t Observed				
Interior	60% 0-2 \$586,80		* *	2	\$3,300		
	Other Observation, Extent : Severe, 2		100%				
	Location : Above Ceiling. Not Obse	erved					
-	Explanation: Ineffective Ventilatio	n Of Shower Ro	ooms				
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 : 1	00%				
	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 : 1	00%				
	Location : First Floor						
	Explanation: 2 Heaters Each With	500-gallon Ta	nk Serving Show	vers			
Gas Fired	10%	2026	\$1,700	2			
	Other Observation, Extent : Light, A	rea Affected : 1					
	Location : Basement						
	Explanation: Serves Kitchen						
HW Heat Exchanger							
Steam Fired	100%	2031	\$1,066,300	4	\$33,500		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Submersible	100% 0-2 \$6,80		\$6,800	4	\$4,800		
	Other Observation, Extent : Severe, 2	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	9%				
	2						
	Location : Basement						
	_	nly					

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

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

DEPT. OF HOMELESS SERVICES - 071 PAMOJA HOUSE

Asset #: 1975

Mechanical	Current Repair Future Replacement		cure Replacement Maintenance		urrent Repair Future Replacement Maintena		Maintenance		ent Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Fixtures										
Generic	100%									
	Obsolete Fixtures, Extent : Se	evere, Area Affected :	100%							
	Location : Throughout									
Fire Suppression										
Standpipe										
Generic	100%	2041	* *	1-5	\$118,000					
Sprinkler										
Generic	100%	2041	* *	1-2	\$63,200					
Fire Pump						•				
Generic	100%	2034	\$210,500	1	\$42,200					

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,281,200	\$677,500
Interior Architecture	\$3,659,800	\$4,171,500
Electrical	\$512,500	\$567,500
Mechanical	\$733,700	\$1,722,900
Site Pavements	\$224,700	
Total	\$6,411,900	\$7,139,300
Importance Code A	\$1,281,200	\$677,500
Importance Code B	\$4,535,400	\$6,122,800
Importance Code C	\$595,300	\$339,100
Total	\$6,411,900	\$7,139,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$80,100			\$18,600
Interior Architecture	\$130,400		\$8,400	\$15,700
Electrical	\$76,600	\$30,500	\$26,200	\$28,400
Mechanical	\$77,600	\$68,900	\$68,300	\$76,700
Total	\$364,700	\$99,500	\$102,900	\$139,400
Importance Code A	\$100,400	\$19,900	\$19,900	\$38,500
Importance Code B	\$241,100	\$79,500	\$83,000	\$98,000
Importance Code C	\$23,100			\$2,900
Total	\$364,700	\$99,500	\$102,900	\$139,400



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

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

Asset #: 4453

rchitecture	Cu	rrent Re	pair	Futur	e Replacement	М	aintenance		
stem Component Type		Date I	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls	000/ 37		4.04.000		at.		0.1.0. 0.00		
Masonry: Brick	Location : So Joint Mortar M Location : Th Vegetation Gro Location : No	nbling, E uth Face fiss/Eroc roughou wth, Ext orth Face	d, Extent : Light, at ent : Light, Area	Area Affe Affected	ected : 5%	· 5	\$136,900		
	Location : No	orth And	South Facades						
Masonry: Granite			\$18,000 d, Extent : Light, at	LIFE Area Affa	* : ected : 5%	5	\$8,000		
Stucco Cement	-	ıbling, E	\$27,700 Extent : Moderate des Above Flat Ro	-	* : fected : 20%	5	\$5,700		
Windows									
Aluminum	100% No Water Penetrat Location : Ba	ion, Exte	\$55,800 ent : Light, Area . Windows	2047 Affected	* : : 5%	' 5	\$10,900		
Parapets									
Copper/Terne Masonry: Brick	Location: Th	ıbling, E roughou				5 5	\$40,500 \$71,200		
	Joint Mortar M Location : Th		l, Extent : Light, at	Area Affo	ected : 10%				
Pre-Cast Concrete	5%			LIFE	*:	· 5	\$26,400		
Roof Asphalt Shingle	80% No Recent Installa Location : Th	tion, Ext	\$85,900 tent : N/A, Area A	2044 Iffected :	* : 100%	•			
Copper/Terne		ion, Exte	\$52,300 ent : Moderate, A to YMCA Space A	00		•			
Modified Bitumen	5% Recent Installa Location : Th		tent : N/A, Area A	2039 Iffected :	*:	10	\$18,600		
Single Ply Membrane	5%			2031	\$407,500	10	\$18,600		
Skylight, Metal/Glass	5%			2041	*:		\$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.

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

Asset #: 4453

Architecture	itecture Current Repair Future Replacement		M	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$88,600	
Ceramic Tile	5%			2034	\$815,700	5	\$13,500	
Mosaic Tile	1%			2036	* *	5	\$6,700	
Quarry Tile	3%			2044	* *	5	\$12,100	
Sheet Vinyl/Rubber	2%	Now	\$18,900	2031	\$378,600	5	\$4,000	
	-	en/Split, Ex : YMCA M	tent : Light, Area A Iain Space	Affected :	20%			
Traffic Topping	15%	4+	\$103,600	2036	* *	5	\$25,300	
	Location Other Obs Location	: West Side ervation, E : Main YM	tent : Moderate, A e Of Main Basketbo xtent : Light, Area ICA Athletic Space tic Wear Surface	all Court Affected				
Vinyl Tile	25%			2031	\$1,998,400	3	\$25,300	
Wood			\$2,071,000 ents, Extent : Seven	2071 re, Area .	* * Affected : 100%	5	\$50,600	
	Other Obs	ervation, E : 3rd Floo	xtent : Light, Area	Affected	: 100%			
Wood	Dry Rot/D Location Misaligned	: YMCA W	\$48,300 at : Severe, Area Af Veight Room Extent : Moderate, addles			5	\$35,400	

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

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

DEPT. OF HOMELESS SERVICES - 071 PARK SLOPE ARMORY

Asset #: 4453

rchitecture	Cur	rent Rep	air	Futur	e Replacement	ement Maintenance		
ystem Component Type		Date Es ars)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls	100/ 0	2	Φ 7 0.100	LIEE	* *			
Cast in Place Concrete	10% 0-		\$78,100	LIFE				
	Cracking/Crum Location: Thi	-	ieni : Ligni, Arc	еа Ајјесте	ca : 20%			
Ceramic Tile	3%			2034	\$339,100		\$5,800	
Gypsum Board	25% No		\$14,400	LIFE	* *	5	\$28,700	
	Cracking/Crum Location: YM	-	_	ea Affecte	ed : 10%			
Masonry: Brick	15% No	w	\$117,400	LIFE	* *			
	Cracking/Crum	-			ted : 10%			
			Of YMCA Main					
	Efflorescence, E			eted : 10%	ó .			
	Location: YM							
Metal Panel	1% No	• • • • • • • • • • • • • • • • • • • •	\$8,800	LIFE	* *			
	Deformed/Dent		t : Moderate, A	rea Affec	ted : 70%			
	Location : Bas	sement						
Plaster	20% No		\$399,900	LIFE	* *	5	\$11,500	
	Broken/Missing		s, Extent : Seve	re, Area A	Affected: 100%			
	Location: 3rd			1.00	1 1000/			
	Other Observat Location: 3rd		nt : Severe, Are	a Affected	a : 100%			
			ad Auga					
Disates	Explanation: 25%	Abanaon	ea Area	LIFE	* *	5	¢14.400	
Plaster SGFT/Glazed Masonry	25% 1%			LIFE	* *		\$14,400	
Ceilings	1 / 0			LIIIL				
AcousTileSusp.Lay-In	15% 4-	F	\$40,600	2036	* *	5	\$22,800	
reous mesusp.Lay m	Misaligned/Bul				ected : 20%	3	Ψ22,000	
	Location : Thi		,					
	Water Penetrati	_	t : Severe, Area	a Affectea	! : 5%			
	Location : Vet	erans Sec	ction Of Buildin	g				
Embossed Metal	15%			LIFE	* *	5	\$20,500	
Exposed Struc: Concrete				LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	20% No	w	\$99,000	LIFE	* *	5	\$38,000	
	Cracking/Crum		tent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location: Thi	oughout						
Plaster	15% No	W	\$742,600	LIFE	* *	5	\$28,500	
	Broken/Missing	Element	s, Extent : Seve	re, Area A	Affected : 100%			
	Location: 3rd							
	Other Observat		nt : Light, Area	Affected	: 100%			
	Location: 3rd							
	Explanation:							
Wood	15% No		\$44,300	LIFE	* *	5	\$398,700	
	Deteriorated Fi							
	Location: Ba	rrel Vault	Ceiling In YM	CA Sectio	on			

Site Enclosure

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

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

Asset #: 4453

Architecture		Current R	epair	Futur	re Replaceme	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2051		* *			
Retaining Walls									
Masonry: Fieldstone	100%			2041		* *			
Site Pavements Public Sidewalk									
Cast in Place Concrete	100%	Now	\$224,700	2036		* *			
	0	racking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Throughout							
	Sinking/Subsiding, Extent : Severe, Area Affected : 10% Location : North And South Facades								
On-Site Walkways									
Cast in Place Concrete	100%			2036		* *			

Electrical	Current Repair		Futu	e Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	* *	5	\$900	
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location : Electr	ical Room In YMCA					
	Explanation: On	e 4,000 Ampere Main	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	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,000	

Stand-by Power

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

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

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

Asset #: 4453

lectrical	Current Repai	r Future	Replacement	M	aintenance		
vstem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
and-by Power							
Transfer Switches					***		
Automatic	100%	2044	* *	1	\$61,900		
Generators Diesel	100% Other Observation, Extent Location: Generator Ro Explanation: 300 Kilow	om In YMCA		1 uel Cana	\$78,000		
Batteries	Explanation : 500 Kilow	in Raica Capacity. Gen	erator 13 Duai 1 t	ес сири	oic.		
Lead/Acid	100%	2026	\$2,600	5	\$7,500		
Fuel Storage Main Tank	100% Other Observation, Extent Location : Generator Ro Explanation : 275 Gallor	om In YMCA	* *	5	,		
ghting		<u>r</u> y					
Interior Lighting							
Fluorescent	40%	2036	* *	10	\$73,900		
	T-8 Lamps And Fixtures, E Location : Throughout To		cted : 100%				
Fluorescent	5% Other Observation, Extent Location : Third Floor Si Explanation : Fluorescen	helter Side		10	\$9,200		
Fluorescent	3% Compact Fluorescent Ligh Location : Second Floor	-	\$98,500 ffected : 100%	10	\$5,500		
Fluorescent	1% T-12 Lamps And Fixtures, Location: Second Floor		\$32,800 ected : 100%	10	\$1,800		
HID	50% Now Not in Service, Extent: Mo	\$63,900 2036					
	Location : Eighty Fixture	es Are Not Operational	In The YMCA				
LED	Location : Eighty Fixture 1%	es Are Not Operational 2036	In The YMCA **				
LED Egress Lighting							
Egress Lighting Emergency, Service	1%	2036 2036	**	1			
Egress Lighting Emergency, Service Emergency, Battery	1% 25% 25%	2036 2036 2036	**	10	\$12,100		
Egress Lighting Emergency, Service Emergency, Battery Exit, Battery	1%	2036 2036	**		\$12,100 \$6,800		
Egress Lighting Emergency, Service Emergency, Battery Exit, Battery Exterior Lighting	1% 25% 25% 50%	2036 2036 2036 2036	**	10 10			
Egress Lighting Emergency, Service Emergency, Battery Exit, Battery Exterior Lighting HID	1% 25% 25% 50% 3%	2036 2036 2036 2036 2031	** ** ** ** \$30,200	10 10			
Egress Lighting Emergency, Service Emergency, Battery Exit, Battery Exterior Lighting	1% 25% 25% 50%	2036 2036 2036 2036	**	10 10			

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

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

Asset #: 4453

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm					·	
Security System						
No Component	50%					
Generic	50%	2039	* *	1	\$37,600	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Throughout The Building					
	Explanation: CCTV Surveillance Sy.	stem Recently Install	led.			
Fire/Smoke Detection						
No Component	25%					
Generic, Digital	75%	2036	* *	1-3	\$93,000	

Mechanical	Current Re	pair Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%	2051	* *	1				
	Other Observation, Extent : Light, Area Affected : 100% Location : Buried Under Sidewalk On 15th Street Explanation : One 4,000 Gallon Oil Tank							
Conversion Equipment	^							
Steam Boiler	100% Other Observation, Extended Location: Boiler Room	2044 ent : Light, Area Affected m	* * ! : 100%	1	\$199,400			
	Explanation: Two Du	al Fuel Steam Boilers						
Distribution Central Plant Steam Piping/Pmp	25%	2031	\$1,516,800	4	\$3,700			
		nt : Moderate, Area Affect t The D.H.S. Section Of						
Central Plant Steam Piping/Pmp	75%	2051	* *	4	\$11,200			
Terminal Devices								
Air Handler	70%	2036	* *	1	\$87,100			
Convector/Radiator	30%	2029	\$529,300	1	\$19,500			
		nt : Moderate, Area Affec t The D.H.S. Section Of						
Air Conditioning								
Energy Source								
Electricity	100%	2047	* *	1				

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

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

Asset #: 4453

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment Reciprocating Compr/Chiller	70%	2036	* *	1	\$65,400	
•	Other Observation, Extent : L Location : Roof					
- 41 1	Explanation: 2 Packaged A			ing Side.		
Split Unit	5%	2036	**			
	Other Observation, Extent: L Location: YMCA Building S Explanation: 4 Split Units S	Side				
Window/Wall I Init				1		
Window/Wall Unit Distribution	25%	2029	\$204,400	1		
CW & CHW Wtr Pipe/Pump	70%	2051	* *	4	\$10,400	
No Component	30%					
Terminal Devices						
Air Handler/Cool/Ht	70%	2036	* *	1	\$87,100	
	Other Observation, Extent: L Location: YMCA Building S	Side	0%			
	Explanation: 4 Air Handlin	g Units Serve YMCA.				
No Component	30%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	80%	LIFE	* *	2-5	\$89,800	
No Component	20%	LIIL		2-3	\$67,600	
Exhaust Fans	2070					
Roof	50%	2036	* *	2	\$3,100	
Wall Unit	50%	2036	* *	2	\$3,100	
lumbing						
H/C Water Piping						
Galvanized Steel	100%	2036	* *	1		
Water Heater With Tanks						
Gas Fired	100% Other Observation, Extent : L	0 00	\$18,300	2		
	Location : Basement Boiler Explanation : 4 Gas-fired D					
Sanitary Piping						
Cast Iron	70%	LIFE	* *	1		
Cast Iron	30%	LIFE	* *	1		
	On Extended Life, Extent : Mo Location : Throughout The I	**				

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

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

Asset #: 4453

Mechanical	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% 0-2	\$15,200	LIFE	* *	1		
	Blockage /Clogged, Ex						
	Location : Scuppers 2	And Leaders On T	The North	h And South Sides (Of Buildi	ng	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Around Th	ne Perimeter Of B	uilding				
	Explanation : Alumin	num Scuppers And	l Leaders	s Observed			
Sump Pump(s)							
Non-Submersible	100%		2031	\$43,200	4	\$6,400	
Backflow Preventer							
Generic	100%		2036	* *	1	\$12,300	
Fixtures							
Generic	100%						
	Obsolete Fixtures, Exte		00	' : 100%			
	Location : Various Lo	ocations Through	out				
Fire Suppression							
Sprinkler							
Generic	30%		2041	* *	1-2	\$16,900	
Generic	70%		2057	* *	1-2	\$39,500	
Fire Pump							
Generic	100% Now	\$10,300	2034	\$206,000	1	\$33,800	
	Corroded, Extent: Sev						
	Location : Pump Stee	el Anchorage Cor	roded Ar	id Unstable Locate	d In Fire	Pump Room	
	Damaged, Extent : Severe, Area Affected : 10%						
	Location : Shaft Misaligned At Fire Pump In Fire Pump Room						
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Fire Pump	Room In YMCA	Building	Side			
	Explanation: 2 Fire	Pumps Each With	A Jocke	y Pump.			

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$813,700	\$183,700
Interior Architecture	\$62,000	\$67,900
Electrical	\$110,500	\$878,900
Mechanical	\$124,700	\$554,100
Site Pavements	\$37,500	\$250,400
Total	\$1,148,500	\$1,935,100
Importance Code A	\$813,700	\$183,700
Importance Code B	\$334,700	\$1,557,100
Importance Code C		\$194,300
Total	\$1,148,500	\$1,935,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$9,600	\$31,900		_
Interior Architecture	\$74,500			\$5,200
Electrical	\$2,900	\$30,600	\$1,600	\$2,000
Mechanical	\$23,300	\$7,400	\$15,700	\$7,400
Site Pavements	\$30,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$148,000	\$77,000	\$24,600	\$21,800
Importance Code A	\$12,900	\$35,400	\$3,300	\$3,300
Importance Code B	\$84,300	\$41,600	\$21,300	\$18,400
Importance Code C	\$50,700			
Total	\$148,000	\$77,000	\$24,600	\$21,800



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

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

Asset #: 1948

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick Cavity	66% 0-2	\$249,300	LIFE	**	5	\$58,600	
	Joint Mortar Miss/Er Location : Through		ate, Area	i Affected : 15%			
Due Coet Commete	25%	oui Aii Fucuues	LIEE	* *		¢72.200	
Pre-Cast Concrete Window Wall	23% 9%		LIFE 2052	* *	5 5	\$72,200 \$30,000	
Windows Wall	9/0		2032			\$30,000	
Aluminum	100% 0-2	\$358,900	2048	* *	5	\$9,600	
	Air Infiltration, Exter	·		! : 50%	-	42,000	
	Location : Through	out					
	Caulking Deteriorate		te, Area	Affected : 50%			
	Location : Through						
	Water Penetration, E.		rea Affe	cted: 30%			
	Location : Through	out					
Parapets	250/ 0.2	¢0.600	LIEE	* *	5	¢1 (00	
Masonry: Brick	35% 0-2 Horizontal Cracks, E	\$9,600	LIFE		5	\$1,600	
	Location : South We		теи Ајје	ciea . 570			
	Caulking Deteriorate	•	te. Area	Affected : 10%			
	Location : Control		, 11	19,000000 . 10,0			
Metal Panel	10%		2052	* *	5	\$1,700	
Metal Rail	35%		2045	* *	5-10	\$28,000	
No Component	20%						
Roof							
Metal Panel	45%		2045	* *	10	\$53,000	
	Deformed/Dented, Ex		rea Affec	eted: 5%			
	Location : South Ro Vegetation Growth, E	•	luaa 1ffa	atad : 50/			
	Location : Center R		irea Ajje	ciea : 5%			
Modified Bitumen	25%		2037	* *	10	¢17 000	
Modified Bitumen	25% 30% Now	\$205,600	2037	* *	10	\$16,000	
MOUITION DITUITION	Vegetation Growth, E						
	Location : At Drain		. 11,,0000				
	Water Penetration, E.		Affected	l : 10%			
	Location : North Ar						
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5	\$18,200	

Interior

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

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

Asset #: 1948

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Cast in Place Concrete	30%			LIFE	* *	5	\$67,900	
Cast III I lace Colletete Ceramic Tile	30%			2041	* *		\$31,100	
Vinyl Tile	40%		\$22,300	2037	* *		\$15,500	
, my i ine			nents, Extent : Mod		ea Affected : 15%		Ψ12,200	
		ı : Through						
	Recent Re	place Evid	ent, Extent : N/A, A	rea Affec	eted : 25%			
		ı : Through						
			ctent : Moderate, A	rea Affec	ted : 2%			
			oor Corridor		,			
		ded, Extent 1 : Through	: Light, Area Affec	ted : 30%	ó			
Interior Walls	Locuitor	i . Through	Oui					
Concrete Masonry Unit	10%	0-2	\$26,000	LIFE	* *	5	\$5,700	
Concrete Mason y Chit			xtent : Moderate, A		cted : 5%	J	Ψ2,700	
		: Stair I, J		30				
Glass: Single Pane	3%			LIFE	* *	5	\$3,200	
Gypsum Board	20%			LIFE	* *		\$17,000	
Plaster	67%			LIFE	* *	5	\$28,400	
Ceilings								
Exposed Struc: Concrete				LIFE	* *	5	\$4,900	
Gypsum Board		Now	\$10,700	LIFE	* *	5	\$39,200	
	_	-	, Extent : Moderate nd South Ends, Stai		ffected: 15%			
DI .					* *		Φ2 (100	
Plaster		Now	\$62,000 Extent : Severe, Arec	LIFE		5	\$26,100	
			xieni . Severe, Aret nd South Wings	і Ајјесіес	1.10/0			
Site Enclosure	Locuitor	i . 1407 tii 211	iu south wings					
Fence/Gates								
Chain Link	20%			2042	* *	:		
	Corrosion	/Rusting, E	Extent : Light, Area	Affected	: 50%			
	Location	i : Through	out					
Exposed Struc: Steel	80%			LIFE	* *	:		
		-	t : Moderate, Area .					
	Location	ı : Through	out, Galvanized Ste	eel Adhes	sion Issues			
Retaining Walls	1000/			2067	* *			
Cast in Place Concrete	100%			2067	* 1	•		
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2045	* *	:		
On-Site Walkways	100/0			2010				
Cast in Place Concrete	100%	2-4	\$20,900	2045	* *	:		
			, Extent : Moderate		ffected : 15%			
		ı : Through						
			tent : Moderate, Arc	ea Affecto	ed : 10%			
	Location	ı : Through	out					

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

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

Asset #: 1948

Architecture	Current Re	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100% 4+	\$3,900	2035	\$194,300			
	Cracking/Crumbling, E.	ktent : Light, Are	a Affecte	ed : 10%			
	Location : Throughou						
Activity Yard							
Rubber Matting	60% Now	\$5,600	2032	\$56,200			
_	Broken/Missing Elemen	ts, Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throughou	t, Missing Tiles					
	Tripping Hazard, Extent	: Moderate, Are	ea Affecte	ed : 10%			
	Location : Throughout	•					
Rubber Matting	40%		2027	\$37,500			

Electrical	Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2032	\$24,700	5	\$300	
	Other Observation, Extent : I		: 100%			
	Location : Electrical Room					
	Explanation: One 1200 An	pere And One 1600	Ampere Main Dis	connect l	Switch	
Switchgear / Switchboard						
Fused Disc Sw	100%	2032	\$158,800	5	\$300	
Raceway						
Conduit	100%	2032	\$113,200	1		
	Covers Missing, Extent : Ligh	ht, Area Affected : 1	%			
	Location: Basement					
Panelboards						
Fused Disc Sw	5%	2031	\$4,400	5	\$100	
Molded Case Bkrs	95%	2031	\$83,300	5	\$1,700	
Wiring						
Thermoplastic	100%	2032	\$169,800	1		
Motor Controllers						
Locally Mounted	100%	2030	\$202,600	5	\$500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Lighting						
Interior Lighting						
Fluorescent	10%	2032	\$100,200	10	\$6,200	
	T-8 Lamps And Fixtures, Exte	ent : Light, Area Aff	ected : 100%			
	Location : 2nd Floor Cafet	eria				
LED	90%	2037	* *			
Egress Lighting						
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.

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

Asset #: 1948

Electrical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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, Extent : Light, Area Affected : 100%					
	Location : Hallway And	d Exit Doors				
	Explanation: Intrusion	ı Alarm And Motion Ser	isor			
Generic	10%	2032	\$12,400	1	\$2,500	
	Other Observation, Exter	nt : Light, Area Affectea	l : 100%			
	Location : Inside And (Outside				
	Explanation : CCTV Si	ırveillance Cameras				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2032	\$51,000	1-3	\$12,800	
_	Other Observation, Exten	nt : Light, Area Affected	l : 100%			
	Location: Throughout	The Building				
	Explanation: Strobes,	Bell, Horn, Pull Box Sto	ation, 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)	Estimated Cost	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.

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

Asset #: 1948

Mechanical	Current Re	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Ext Pkg Unit -	10%		2032	\$110,600	2	\$400	
Heating/Cooling	100/		2022	¢1 <i>56</i> 400			
Split Unit Window/Wall Unit	10% 50%		2032 2027	\$156,400 \$124,700	1		
No Component	30%		2027	\$124,700	1		
Distribution	3070						
Distribution Ductwork/Diffusers	10%		LIFE	* *	2	\$8,800	
No Component	90%		DII D		2	ψο,σσσ	
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$37,600	
Exhaust Fans						•	
Roof	95%		2037	* *	2	\$2,000	
Roof	5% Now	\$3,200	2042	* *	2	\$100	
	Unit Inoperable, Exten	0 00	ected : 1	00%			
	Location : Roof, Exha	ust Fan 15					
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2052	* *	1		
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Basement	D 4 111 41	TV C	T 1			
Ci4 Dii	Explanation : Booster	r Pump Ana Hot v	vater Sto	orage Iank.			
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIT		1		
Cast Iron	100% Now	\$4,600	LIFE	* *	1		
Cast Hon	Corroded, Extent : Mod			,	1		
	Location : Basement.						
Fixtures			1 0				
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Basement	To 2nd Floor					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
Generic	100%		2052	**	1-2	\$18,900	
	No Backflow Preventer,	Extent : Light, A	rea Affe	cted : 100%			
	Location: Basement						

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Address : 151 EAST 151ST STREET NEAR WALTON AVENUE

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 21-May-2024 Landmark Status : NONE

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

Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$206,900	\$206,900
Interior Architecture	\$161,800	\$147,900
Electrical		\$1,251,800
Mechanical	\$2,516,100	\$1,549,600
Total	\$2,884,900	\$3,156,200
Importance Code A	\$206,900	\$206,900
Importance Code B	\$2,677,900	\$2,851,600
Importance Code C		\$97,600
Total	\$2,884,900	\$3,156,200

Total	\$412,500	\$55,500	\$146,300	\$115,000
Importance Code C	\$117,000			\$7,400
Importance Code B	\$262,500	\$48,500	\$142,600	\$103,800
Importance Code A	\$33,000	\$7,100	\$3,800	\$3,800
Total	\$412,500	\$55,500	\$146,300	\$115,000
Elevators/Escalators	\$25,200	\$25,200	\$25,200	\$25,200
Site Pavements	\$5,000			
Site Enclosure	\$2,400			
Mechanical	\$114,900	\$14,600	\$64,400	\$56,000
Electrical	\$16,100	\$12,500	\$14,400	\$14,900
Interior Architecture	\$219,800		\$42,400	\$18,900
Exterior Architecture	\$29,200	\$3,300		
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 4448

chitecture	Current Repair		Future Replacement		Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior									
Exterior Walls									
Cast in Place Concrete	5% 4+	\$1,900	LIFE	* *	5	\$8,300			
	Cracking/Crumbling,	-	a Affecte	ed : 5%					
	Location : Along Eas	st 151st Street							
Cast Stone/Terra Cotta	80%		LIFE	* *	5	\$413,900			
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Throughout								
	Explanation : Mater	ial Clarification: [Terra Co	tta Panels					
Metal Panel	10%		2061	* *	5-10	\$22,800			
Window Wall	5%		2061	* *	5	\$6,200			
Parapets									
Glazed Ceramic Panel	40%		2061	* *	5-10	\$13,100			
	Other Observation, Ex		ffected :	100%					
	Location : Exterior I								
	Explanation : Mater	ial Clarification: 'I		tta Panels					
Metal Panel	40%		2061	* *	5	\$4,800			
		Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Interior F								
	Explanation : Mater	<u>~</u>							
Metal Panel	5% 4+	\$200	2061	* *	5	\$300			
	Deformed/Dented, Ext	-	Iffected :	2%					
	Location : East Face	ide Coping							
Metal Rail	15%		2052	* *	5-10	\$8,400			
Roof									
IRMA/Protected Membrane	95% 4+	\$12,600	2040	* *					
	Grvl/Blst Miss/Disp, E Location : Various R		Area Aff	ected : 5%					
Roll Roofing	5%		2036	* *	5	\$2,400			
Soffits									
Metal Panel	100%		2061	* *	5-10				

Interior

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

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

Asset #: 4448

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
rior							
Floors	20/ 0.2	Φ 7 000	2024	¢20.700	2	#2 400	
Carpet	2% 0-2 Staining/Discoloring Location : Various Worn/Eroded, Extent Location : Various	Office And Confere : Moderate, Area A	nce Roon Iffected :	ns 20% ns	3	\$3,400	
Cast in Place Concrete	10%		LIFE	* *	5	\$50,300	
	Cracking/Crumbling Location : Baseme		ea Affecte	ed : 1%			
Ceramic Tile	5% 2-4 Joint Mortar Miss/El Location : Various	-	2048 Area Affe	* * ected : 5%	5	\$2,900	
Raised Access Floor	1% Other Observation, I Location: 4th Floc Explanation: Loca	or Server Room	2048 ffected :	**	5	\$4,300	
Terrazzo	10%		LIFE	* *	5	\$17,900	
Vinyl Tile	72% 0-2 Cracking/Crumbling Location: Various Uneven Substrate, E. Location: Various Worn/Eroded, Extent Location: Various	Locations Throughe xtent : Moderate, Ai Locations Through : : Moderate, Area A	out rea Affect out Iffected :	ted : 2% 5%	3	\$31,000	
Interior Walls							
Ceramic Tile	5%		2044	* *	5	\$14,800	
Concrete Masonry Unit	15%		LIFE	* *	5	\$35,500	
Fiberglass Panel	5% 2-4 Broken/Missing Elen Location: Various Other Observation, I Location: Plastic I Explanation: Mate	Corridor Locations Extent : N/A, Area A Laminated Wall Par	ffected :				
Glass: Single Pane	20%	<u> </u>	LIFE	* *	5	\$88,800	
Gypsum Board	55% 2-4	\$44,500	LIFE	* *	5	\$97,600	
e, peans zeas a	Cracking/Crumbling Location: Various	, Extent : Light, Are	ea Affecte	ed : 2%		ψ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Ceilings							
AcousTileSusp.Lay-In	70%		2048	* *	5	\$80,400	
Exposed Struc: Concrete			LIFE	* *	5-10	\$7,200	
Exposed Struct Concrete				* *		· ·	
Exposed Struc: Steel	10%		LIFE	* *	10	\$23,000	
	10% 10%		LIFE LIFE	* *	5-10	\$23,000	

Site Enclosure

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

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

DEPT. OF HOMELESS SERVICES - 071 PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset #: 4448

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,400	2070	* *			
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: At Entry	Ramp And Along I	East 151s	st Street			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,000	2048	* *			
	Cracking/0	Crumbling.	Extent : Light, Are	ea Affecte	ed : 2%			
	U	: Various I	0 .	33				
On-Site Walkways							·	
Cast in Place Concrete	100%			2048	* *			

Electrical	Current Repai	r Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	95%	2055	* *	5	\$400		
	Other Observation, Extent	**	100%				
	Location : Electrical Roc	,					
	Explanation : Main Serv	ice Disconnect Switch	Rated At 4,000 An	iperes.			
Fused Disc Sw	5%	2055	* *	5			
	Other Observation, Extent		100%				
	Location: Electrical Roc	om					
	Explanation: Main Disc	onnect For Fire Pump	Rated At 600 Amp	eres			
Transformers							
Dry Type	100%	2048	* *	5	\$300		
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : Elevator Mac	hine Room					
	Explanation: Two 45 Kv	a Rated Transformers					
Switchgear / Switchboard							
Air Circuit Breaker	40%	2055	* *	5	\$200		
Molded Case Bkrs	60%	2055	* *	5	\$1,200		
Raceway							
Conduit	100%	2055	* *	1			
Panelboards							
Molded Case Bkrs	100%	2051	* *	5	\$2,000		
Wiring							
Thermoplastic	100%	2055	* *	1			
Motor Controllers							
Locally Mounted	60%	2048	* *	5	\$300		
Variable Frequency	40%	2048	* *				
Drive							
round							
Grounding Devices	4000/	.		_			
Generic	100%	LIFE	* *	5	\$2,300		

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

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

Asset #: 4448

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
stand-by Power						
Transfer Switches						
Automatic	100%	2048	* *	1	\$23,600	
Generators						
Diesel	100%	2044	**	1	\$29,700	
	Other Observation, Extent : N/A	, Area Affected : 100	%			
	Location: Roof Enclosure	D 1 4 000	**.1			
-	Explanation : Emergency Gene	erator Rated At 900 I	Kilowatts			
Batteries	1000/	2020	#2 400	-	#2 000	
Lead/Acid	100%	2029	\$2,400	5	\$2,800	
Fuel Storage	50/	2051	* *	-		
Day Tank	5%	2051		5		
	Other Observation, Extent : N/A Location : Under Generator	, Area Affectea : 100	%			
		- 1 C i+-				
	Explanation : 275 Gallons Rat		4. 4.			
Main Tank	95%	2063	**	5		
	Other Observation, Extent : N/A		%			
	Location: Basement Room C3					
	Explanation: 2,600 Gallons Re	ated Capacity				
ighting						
Interior Lighting	600/	2025	Ø 60 4 2 00	1.0	# 42 2 00	
Fluorescent	60%	2035	\$684,200	10	\$42,200	
	Compact Fluorescent Light, Exte		cted : 100%			
	Location : Throughout The Bui					
Fluorescent	20%	2035	\$228,100	10	\$14,100	
	T-8 Lamps And Fixtures, Extent		d: 100%			
	Location : Throughout The Bui	ilding				
Fluorescent	19%	2035	\$216,700	10	\$13,400	
	T-5 Lamps And Fixtures, Extent	: Light, Area Affected	d: 100%			
	Location : Second To Fourth F	loor Offices				
LED	1%	2040	* *			
Egress Lighting						
Emergency, Service	25%	2035	\$11,500	1		
Emergency, Battery	25%	2035	\$31,500	10	\$4,600	
Exit, Battery	50%	2035	\$53,100	10	\$2,600	
Exterior Lighting						
Fluorescent	10%	2035	\$29,900	10	\$700	
	Compact Fluorescent Light, Exte	ent : Light, Area Affe	cted : 100%			
	Location : Canopies					
LED	20%	2040	* *			
No Component	70%	2010				
ightning Protection	, , , ,					
Arresters/Cabling						
Generic	100%	2063	* *	5	\$300	
Marm	- * * · -				4200	

Alarm

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

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

Asset #: 4448

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2040	* *	1	\$28,700	
	Other Observation, Extent: N/A, Area	Affected: 1	100%			
	Location : Throughout The Building					
	Explanation: CCTV Surveillance Sy	stem				
Fire/Smoke Detection						
Generic, Digital	100%	2040	* *	1-3	\$47,300	

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source Natural Gas	100%	2055	* *	1		
Conversion Equipment Hot Water Boiler	100%	2040	**	1	\$37,900	
	Other Observation, Extent: N/A, Ar Location: Penthouse Boiler Room Explanation: Three Gas Fired Mo	ı	00%			
Distribution Hot Wtr Piping/Pump	100%	2051	* *	4	\$5,700	
Terminal Devices						
Convector/Radiator	10%	2040	* *	1	\$2,500	
	Other Observation, Extent: N/A, Ar Location: Stairs	rea Affected : 1	00%			
II. '4 II . 4 II. 4 W/ 4	Explanation : Location Noted 5%	2025	¢22.200			
Unit Heater - Hot Water	• , •	2035	\$22,200			
	Other Observation, Extent: N/A, Ar Location: Loading Dock, Penthon Explanation: Location Noted			se Boiler	Room	
No Component	85%					
No component	Other Observation, Extent: N/A, Ar Location: Penthouse Mechanical		%			
	Explanation : Reported Under Air	Conditioning				
Controls						
Digital	100%	2028	\$2,152,700			
ir Conditioning						
Energy Source Electricity	100%	2043	* *	1		

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

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

Asset #: 4448

lechanical	Current Repair Future Replacement			М				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning								
Conversion Equipment								
Heat Pump Air Sourced	4%			2029	\$44,900	2	\$200	
			Extent : N/A, Area A	Affected :	100%			
		: Server R						
		ion : Two	Units					
Water Cooled interior Pkg Unit	64%			2033	\$861,300	2		
			Extent : N/A, Area A		100%			
	Location	: Penthou.	se Mechanical Roc	om				
	Explanat	ion : Two l	Units. R-407c Refr	igerant				
Water Cooled interior Pkg Unit		Now	\$43,100	2033	\$430,700	2		
			it, Area Affected : I					
			se Mechanical Roo					
			Extent : N/A, Area A	00	100%			
			se Mechanical Roo					
	Explana	ion : One i	Unit. R-407c Refrig	gerant				
Heat Rejection	40 /			2025	412 000	2	#2.100	
Dry Cooler	4%			2035	\$13,800	2	\$2,100	
Water Cooling Tower	96%	,· r	7 / 37/4 4	2029	\$363,400	2	\$74,100	
		ervanon, E : Lower Ro	Extent : N/A, Area A	нујестеа :	100%			
		ion : Two l	*					
entilation	Елринии	ion . Iwo (Onus					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,800	
Exhaust Fans							407,000	
Interior	60%			2035	\$199,500	2	\$1,400	
Roof	40%			2035	\$58,200	2	\$900	
umbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$19,300	2055	* *	1		
			: Light, Area Affec	ted : 2%				
	Location	: Booster	Pump Room C30					
W-4 II4 W/41- T1								
Water Heater With Tanks				2028	\$33,400	2		
Gas Fired	100%							
	Other Obs		Extent : N/A, Area A	Affected :	100%			
	Other Obs Location	: Penthou	se Boiler Room					
Gas Fired	Other Obs Location	: Penthou	se Boiler Room		100% 199 MBH, 60 Gali	ons Eaci	h)	
Gas Fired Sanitary Piping	Other Obs Location Explana	: Penthou	se Boiler Room	ank Of 4,	199 MBH, 60 Gali		h)	
Gas Fired Sanitary Piping Cast Iron	Other Obs Location	: Penthou	se Boiler Room			lons Eaci	h)	
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping	Other Obs Location Explanate 100%	: Penthou	se Boiler Room	unk Of 4,	199 MBH, 60 Gali * *	1	h)	
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	Other Obs Location Explana	: Penthou	se Boiler Room	ank Of 4,	199 MBH, 60 Gali		h)	
Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	Other Obs Location Explanat 100%	: Penthou	se Boiler Room	LIFE	199 MBH, 60 Gali **	1		
Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	Other Obs Location Explanate 100%	: Penthou	se Boiler Room	unk Of 4,	199 MBH, 60 Gali * *	1	\$2,400	

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

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

Asset #: 4448

Mechanical	Current Repa	Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	95%	2035	\$31,800	1	\$4,500	
Generic	5% Now	\$800 2045	* *	1	\$200	
	Other Observation, Exten		ed : 100%			
	Location : Penthouse Bo					
	Explanation : Reduced I	Pressure Zone Valve L	eaks			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE				
	Other Observation, Exten			_		
	Location: 2 Units From		or, I Unit From Bas	ement To	Penthouse	
	Explanation: Three Uni	its				
Hydraulic	10%	LIFE				
	Other Observation, Exten		: 100%			
	Location: Basement To	1st Floor				
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2055	* *	1-5	\$38,700	
Sprinkler						
Generic	100%	2055	* *	1-2	\$21,500	
Fire Pump						
Generic	100%	2038	* *	1	\$14,300	

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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

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

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

Date of Survey : 13-Oct-2022 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,6,17,18

Block : 1876 Lot : 20 BIN : 1056586

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,021,600	\$207,400
Interior Architecture	\$482,400	\$60,800
Electrical	\$246,700	\$363,900
Mechanical	\$1,926,700	\$555,800
Total	\$3,677,400	\$1,187,900
Importance Code A	\$1,114,900	\$207,400
Importance Code B	\$2,484,100	\$980,500
Importance Code C	\$78,400	
Total	\$3,677,400	\$1,187,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,500	\$13,400		\$8,000
Interior Architecture	\$19,700	\$18,000	\$3,700	\$13,800
Electrical	\$37,900	\$12,600	\$10,200	\$27,200
Mechanical	\$9,500	\$24,000	\$28,400	\$35,900
Site Pavements	\$3,000			
Elevators/Escalators	\$31,700	\$31,700	\$31,700	\$31,700
Total	\$130,300	\$99,700	\$74,100	\$116,700
Importance Code A	\$28,500	\$24,300	\$10,900	\$18,900
Importance Code B	\$82,000	\$75,500	\$63,200	\$97,800
Importance Code C	\$19,700			
Total	\$130,300	\$99,700	\$74,100	\$116,700



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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset # : 4444

rchitecture	Current Re	Current Repair Fu		Future Replacement		Maintenance	
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$96,400	
Masonry: Brick	90% Now Joint Mortar Miss/Erod Location : Throughout	, Extent : Moderat	LIFE e, Area	* * Affected : 25%	5	\$111,000	
	Patching Evident, Extended Location: Throughout		ected : .	5%			
	Sidewalk Shed in Use, E Location : Throughou	-	Affecto	ed : 50%			
	Water Penetration, Exte Location : Upper Roof		ffected	: 15%			
Windows							
Aluminum	100% Now Broken/Missing Elemen Location: Throughout Ctrwt/Balnc Not Funct, Location: Throughout Hardware Missing, Exte	ts, Extent : Moderd t Extent : Moderate	, Area 1	Affected : 25%	5	\$13,800	
	Location: Throughout		и Ајјес	nea . 25/6			
Parapets							
Masonry: Brick	75%		LIFE	* *	5	\$2,700	
Metal Panel	5%		2060	* *	5	\$700	
Metal Rail	20%		2047	* *	5-10	\$13,200	
Roof	5 00/ 37	** **********************************	• • • •	* *			
Copper/Terne	50% Now Water Penetration, Exte Location : Stair Bulkh	nt : Moderate, Are	2049 a Affec				
Metal Panel	10%		2047	* *	10	\$5,400	
Modified Bitumen	27%		2039	* *	10	\$8,000	
Roll Roofing	10%		2030	\$18,800	5	\$4,900	
Skylight, Metal/Glass	3%		2044	**	10	\$3,000	

Interior

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

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

Asset # : 4444

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								<u>.</u>
Floors								
Carpet	14%			2033	\$362,000	3	\$31,400	
Cast in Place Concrete	5%	1		LIFE	* *	5	\$16,400	
Ceramic Tile	5%			2043	* *	5	\$7,500	
Steel Plate	2%	Now	\$199,800	LIFE	* *	1		
	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 25%			
		n : Basemer						
	Corrosion	/Rusting, E	xtent : Severe, Ared	a Affected	d: 50%			
	Location	n : Basemer	ıt Stair					
Vinyl Tile	74%	Now	\$59,800	2039	* *	3	\$41,500	
•	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	n : Apartme	nts Throughout					
	Cracking/	Crumbling	Extent : Moderate	, Area Aj	fected : 15%			
	Location	n : Apartme	nts Throughout					
			: Moderate, Area A	Affected :	100%			
	Location	n : Apartme	nts Throughout					
Interior Walls								
Ceramic Tile		Now	\$19,700	2037	* *	5	\$3,700	
	_	_	Extent : Moderate	, Area Aj	fected : 15%			
	Location	n : Bathroo	ms In Dormitories					
Gypsum Board	45%			LIFE	* *	5	\$39,600	
Marble Panels	5%)		LIFE	* *			
Plaster		Now	\$78,400	LIFE	* *	5	\$19,800	
	_	_	Extent : Severe, A					
			r, Basement, Aparti					
		-	t : Light, Area Affec	eted : 109	%			
		_	nts Throughout					
			xtent : Severe, Area	ı Affected	d : 5%			
	Location	n : Apartme	nts Throughout					
Ceilings								
AcousTileSusp.Lay-In	10%			2047	* *	5	\$15,000	
Exposed Struc: Concrete				LIFE	**	5	\$2,300	
Gypsum Board	15%		** * * * * * * * * * * * * * * * * * *	LIFE	* *	5	\$28,100	
Plaster	65%		\$144,500	LIFE	**	5	\$60,800	
			nents, Extent : Seve	re, Area .	Affected: 5%			
			nts Throughout	1.00	. 1 100/			
			Extent : Severe, A		ted : 10%			
			nt, Apartments Thro		1 50/			
			xtent : Severe, Area	і Ајјестес	1:3%			
Dovement-	Locuitoi	i . Aparime	nts Throughout					
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,000	2047	* *			
Cast III Flace Collefele			\$5,000 Extent : Light, Are					
	(racking							

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

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

Asset #: 4444

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)		FY		(Yrs)		
Type	, i						
Under 600 Volts							
Service Equipment	1000/		2060	* *	_	¢500	
Fused Disc Sw	100%	F44 . I :- l-4 . 4	2060		5	\$500	
	Other Observation, I Location : Electric		Ајјестеа	: 100%			
			Diagon	mant Chwitah			
C:4-1	Explanation: One	4,000 Ampere Main	i Disconi	neci Swiich.			
Switchgear / Switchboard Fused Disc Sw	100%		2060	* *	5	\$500	
	10070		2000			\$300	
Raceway Conduit	40%		2034	\$69,500	1		
Conduit	60%		2060	\$09,500 * *	1 1		
Panelboards	0070		2000		1		
Fused Disc Sw	15%		2050	* *	5	\$400	
Molded Case Bkrs	85%		2056	* *	5	\$2,500	
	0370		2030			\$2,300	
Wiring Braided Cloth	10% 2-4	\$26,500	2059	* *	1		
Braided Cloth	Insulation Aged, Ext			00%	1		
	Location : Through		eciea . 1	0070			
T1 1		ioni The Building	2034	¢20.700	1		
Thermoplastic	15%		2034	\$39,700 * *	1		
Thermoplastic	75%		2060		1		
Motor Controllers	000/		2022	¢254.700	_	\$ <00	
Locally Mounted	80% 20%		2032 2047	\$254,700 * *	5 5	\$600	
Locally Mounted	20%		204 /		3	\$100	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,600	
Lighting	10070		LIII			\$1,000	
Interior Lighting							
Fluorescent	5%		2029	\$81,400	10	\$5,000	
Tuoreseent	Other Observation, I	Extent · Light Area		· ·	10	ψ5,000	
	Location : Through	-	119900000	. 10070			
	Explanation: T-12	-					
Fluorescent	10%		2039	* *	10	\$10,100	
Fluorescent	Other Observation, I	Extent : Light Area	-00,	. 100%	10	\$10,100	
	Location : Corrido		Пуссиси	. 100/0			
		ures Are T-8 Lamps	Twne Th	ev Are In Satisfact	orv Cond	lition	
Fluorescent	50%	ires fire 1-0 Lumps	$\frac{19pc.\ 1n}{2039}$	* *	$\frac{10}{10}$	\$50,300	
riuorescent	20% Compact Fluorescen	ut Light Extent : Lie			10	\$30,300	
	Location : Through	-	пі, Агеа	Affectea . 100%			
. ED		ioui The Building	20.42	ale ale			
LED	35%		2042	* *			
Egress Lighting	700 /		2020	* *	1.0	#12.20	
Emergency, Battery	50%		2039	* *	10	\$13,200	
Exit, Battery	50%		2039	* *	10	\$3,700	
Exterior Lighting	2007		2020	#00.000	1.0	#100	
HID	20%		2029	\$99,900	10	\$100	
No Component	80%						

Alarm

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

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

Asset #: 4444

Electrical	Current Repair	Current Repair Future Replacement	M			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2042	* *	1	\$40,900	
	Other Observation, Extent : Light, A	rea Affected : .	100%			
	Location : Exterior And Interior					
	Explanation : Cameras Security Sy	stem Only				
Fire/Smoke Detection						
Generic, Digital	100%	2042	* *	1-3	\$67,500	

Mechanical		Current R	epair	Futur	e Replac	ement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimat	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
eating									
Energy Source Interruptible Gas/Dual Fuel	100%			2044		* *	1		
	Other Obser	vation, Ex	tent : Light, Area	Affected	: 100%				
	Location:								
	Explanatio	on: 5,000	Gallon Oil Tank						
Conversion Equipment Steam Boiler	100%	0-2	\$93,300 rate, Area Affecte	2039		* *	1	\$97,700	
			raie, Area Ajjecie . One Boiler Is No		ng Dua To	Rvokan l	Pafraator	,,	
			tent : N/A, Area A		_	Бтокеп 1	<i>Kejrucior</i> .	V	
	Location:			јјестеа .	10070				
	Explanation:								
Distribution	Ехринино	m . 2 Onu	3						
Central Plant Steam Piping/Pmp	100%	0-2	\$1,505,000	2044		* *	4	\$5,400	
1 5 1	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location:	Througho	ut. Steam Traps C	n Extend	led Life				
	Steam Traps Faulty, Extent : Moderate, Area Affected : 100%								
	Location:	Througho	ut. Steam Traps M	lalfunctio	oning				
Terminal Devices									
Convector/Radiator	100%			2039		* *	1	\$35,400	
ir Conditioning									
Energy Source									
Electricity	100%			2050		* *	1		
Conversion Equipment	201			2020		* *			
Split Unit	2%			2039	20/	* *			
			tent : Light, Area	Affected	: 2%				
			Roof Set Back	D					
		on : Serves	First Floor Waiti			01.100			
Window/Wall Unit	20%			2032	\$	81,100	1		
No Component	78%								

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

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

Asset #: 4444

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Heat Rejection Air Cooled Condenser Unit	10%	0-2	\$300	2034	\$6,800	2	\$6,100		
			: Moderate, Area A et. Leaking Conden		10%				
No Component	90%	· Buserner	Zeaming contact						
Ventilation									
Distribution									
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100		
No Component	90%								
Exhaust Fans Interior	Obsolete E	Now Equipment,	\$142,400 Extent : Severe, Ar	2034 rea Affect	\$474,700 red: 100%	2	\$2,700		
Plumbing									
H/C Water Piping	. معمو			• • • •					
Galvanized Steel	100%			2039	* *	1			
HW Heat Exchanger Steam Fired	100%			2044	* *	4	\$10,800		
Sanitary Piping	10070			2044			\$10,800		
Cast Iron	_		\$134,800 Extent : Moderate, a at. Blockage, Clogg			1			
	Leak Evid	ent, Extent	: Moderate, Area A t. Leaking Waste L	Affected :					
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Submersible	100%			2027	\$3,300	4	\$3,500		
Backflow Preventer Generic	100%			2039	* *	1	\$6,700		
Fixtures Generic	100%								
Vertical Transport Elevators									
Geared Traction			Extent : Light, Area From Basement To	00		1st To 19	Rth Floor		
		tion : 3 Uni		10in 1'i0	or, one omi i rom	131 10 10	mi 1 1001		
Fire Suppression									
Standpipe Generic	100%			2044	* *	1-5	\$57,300		
Sprinkler									
No Component Generic	80% 20%			2044	* *	1.2	\$6,100		
Generic	20%			ZU44		1-2	\$0,100		

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

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

Page: 329

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset #: 4444

Mechanical	Current Repa	ir F	uture Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)		ear Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Fire Pump	1000/ 0.2	¢51 100 20	27	* *	1	¢10.400	
Generic	100% 0-2	\$51,100 20	13 /		1	\$18,400	
	Malfunctioning, Extent : N	Ioderate, Area Aff	ected : 100%				
	Location: Basement. Fir	re Pump Is Not Wo	rking				
	Other Observation, Extent	: Light, Area Affe	cted : 100%				
	Location: On Roof.						
	Explanation : Installed F	Four Years Ago					

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

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

Page: 330

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 882 DUMONT AVENUE @BARBEY STREET

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

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

Date of Survey : 23-Feb-2023 Landmark Status : NONE

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

Block : 4077 Lot : 24 BIN : 3090429

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$58,200	\$134,800
Electrical	\$5,100	\$247,600
Mechanical	\$476,900	\$176,400
Total	\$540,100	\$558,700
Importance Code A		\$176,400
Importance Code B	\$540,100	\$382,300
Total	\$540,100	\$558,700

Total	\$110,700	\$34,400	\$44,700	\$22,700
Importance Code C	\$4,800			
Importance Code B	\$11,200	\$22,300	\$43,800	\$15,500
Importance Code A	\$94,600	\$12,200	\$800	\$7,200
Total	\$110,700	\$34,400	\$44,700	\$22,700
Site Pavements	\$2,400			
Mechanical	\$2,500	\$17,300	\$43,100	\$11,200
Electrical	\$1,600	\$2,100	\$1,600	\$2,100
Interior Architecture	\$10,400	\$3,700		\$3,100
Exterior Architecture	\$93,800	\$11,300		\$6,300
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 4456

chitecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls					_		
Masonry: Brick	42% Now	\$30,600	LIFE	**	5	\$7,600	
		, Extent : Moderate, A					
_		loor Front Facade By					
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Stucco Cement	50%		2047	* *	5	\$22,700	
Window Wall	3%		2054	* *	5	\$2,000	
Windows					_		
Aluminum	90% Now Ctrwt/Balnc Not F	\$27,500 Tunct, Extent : Moderc	2042 ate, Area	* * Affected : 10%	5	\$3,000	
	Location: Throu	ghout					
	Misaligned/Bulgin Location : Stairw	eg, Extent : Moderate, vell	Area Aff	fected : 5%			
Metal Clad	10% Now	\$32,100	2059	* *	5	\$2,100	
Weter Clad		ents, Extent : Modera		Affected : 15%	3	Ψ2,100	
	Corrosion/Rusting Location : Stairs	, Extent : Moderate, A	1rea Affe	cted : 25%			
	Thermally Inefficie	ent, Extent : Moderate	e, Area Aj	ffected : 50%			
	Location: Stairs						
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,800	
Masonry: Brick	20%		LIFE	* *	5	\$900	
Metal Panel	5%		2054	* *	5	\$900	
Stucco Cement	70%		2039	* *	5	\$8,200	
Roof							
Modified Bitumen	95% 4+	\$3,600	2039	* *			
	Blisters, Extent : Main Location : Main I	Ioderate, Area Affecto Roof	ed : 5%				
	Ponding, Extent :	Light, Area Affected :	5%				
a	Location: Roof		2071	at •	1.0	** ***	
	5%		2005.4	* *	10	\$3,000	
Skylight, Metal/Glass Soffits	370		2054		1.0	Ψ5,000	

Interior

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

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

Asset #: 4456

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Floors	4.50/				_	40.400		
Cast in Place Concrete	15%	Ф1 400	LIFE	* *	5	\$8,200		
Ceramic Tile	5% Now	\$1,400	2043		5	\$600		
	Cracking/Crumbling, Location : Apartmen		e, Area Aj	jeciea : 10%				
O	20%	ii Duinioonis	20.47	* *		¢7.500		
Quarry Tile Vinyl Tile	20% Now	\$2,700	2047 2034	\$134,800	5 3	\$7,500 \$1,900		
vinyi The	Broken/Missing Elem Location: Throguho	ents, Extent : Mod			3	\$1,900		
	Cracking/Crumbling,		ea Affecte	ed : 5%				
	Location : 1st Floor	-	33					
	Loose Units, Extent:	Moderate, Area Aj	fected : :	5%				
	Location : Various I							
Wood	40% 0-2	\$58,200	2049	* *	5	\$9,400		
	Worn/Eroded, Extent Location : Apartmen	: Moderate, Area A	Affected :	50%		. ,		
Interior Walls	Eccusion : Apartmer							
Ceramic Tile	20% Now	\$4,800	2043	* *	5	\$2,200		
	Broken/Missing Elem	. ,		ea Affected : 5%		, , , , ,		
	Location : Stairwell							
Concrete Masonry Unit	10%		LIFE	* *	5	\$900		
Gypsum Board	45%		LIFE	* *	5	\$6,100		
	Cracking/Crumbling,							
	Location : 4th Floor	-						
	Water Penetration, Ex							
	Location : 4th Floor	Apartments At Wi						
Masonry: Fieldstone	5%		LIFE	* *	-	#1 200		
Plaster	20%		LIFE	* *	5	\$1,300		
Ceilings	20%		2039	* *	5	\$5,000		
AcousTileSusp.Lay-In Gypsum Board	70%		LIFE	* *	5	\$21,900		
Plaster	10% Now	\$1,500	LIFE	* *	5	\$1,600		
Traster	Broken/Missing Elem			ea Affected : 2%	3	ψ1,000		
	Location : Entry Ves			30				
Site Enclosure	·							
Fence/Gates								
Iron Picket	100%		2069	* *				
Retaining Walls	1000/		.	at •				
Cast in Place Concrete	100%		2054	* *				
Site Pavements								
Public Sidewalk Cast in Place Concrete	100% Now	\$2,400	2039	* *				
Cast III Flace Concrete	Cracking/Crumbling,	. ,						
	Location : Dumont		, 111 cu 11)	, 22104 . 270				
On-Site Walkways								
Cast in Place Concrete	100%		2039	* *				

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

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

Asset #: 4456

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Activity Yard							
Cast in Place Concrete	65%		2039	* *			
Rubber Matting	35%		2034				

Electrical	Current Repa	r Future Re	placement	Maintenance						
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Inder 600 Volts										
Service Equipment										
Fused Disc Sw	50%	2044	* *	5						
	Other Observation, Extent		0%							
	Location : Electrical Ro	om								
	Explanation: One 600 A	mpere Main Disconnect Sv	vitch For The	House.						
Fused Disc Sw	50%	2044	* *	5						
	Other Observation, Extent	: Light, Area Affected : 10	0%							
	Location: Electrical Room									
	Explanation : One 200 A	mpere Main Disconnect Sv	vitch For Day	Care.						
Switchgear / Switchboard	1	1								
Fused Disc Sw	100%	2044	* *	5	\$100					
Raceway					4					
Conduit	100%	2044	* *	1						
Panelboards	10070	2011								
Molded Case Bkrs	90%	2042	* *	5	\$400					
Molded Case Bkrs	10%	2059	* *	5	ΦTOO					
	1070	2039		3						
Wiring Thermoplastic	95%	2044	* *	1						
Thermoplastic	5%	2060	* *	1 1						
Motor Controllers	370	2000		1						
	1000/	2020	* *	_	¢100					
Locally Mounted	100%	2039		5	\$100					
Ground										
Grounding Devices	1000/	LIDD	* *	_	\$200					
Generic	100%	LIFE		5	\$300					
ighting										
Interior Lighting	20/	2020	ф г 100	10	Ф200					
Fluorescent	2%	2029	\$5,100	10	\$300					
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Basement									
Fluorescent	98%	2034	\$247,600	10	\$15,300					
	T-8 Lamps And Fixtures, E				· - /					
	Location: Stairway, Hallway, Daycare And Offices									
Egress Lighting		J. J 33.1.1.1								
Emergency, Battery	50%	2042	* *	10	\$2,100					
Emorgoney, Buttery			0%	10	Ψ2,100					
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Building									
		ing Fixtures Installed In 20	018							
Evit LED	50%	2069	**	1						
Exit, LED	mates are in current dollars and			1						

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

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

Asset #: 4456

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
LED	20%	2042	* *			
	Other Observation, Extent	: N/A, Area Affected : 100	0%			
	Location : Building Exter	ior				
	Explanation : LED Lighti	ng Fixtures				
No Component	80%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$6,400	
	Other Observation, Extent	: Moderate, Area Affected	l : 100%			
	Location : Exterior And I	nterior Of The Building				
	Explanation : Cameras S	ecurity System				
Fire/Smoke Detection						
Generic, Digital	100%	2039	* *	1-3	\$10,500	
	Other Observation, Extent	: Moderate, Area Affected	l : 100%			
	Location : Throughout Th	e Building				
	Explanation : Smoke Det	ectors, Pull Station Strob	es And Sound S	peakers		

Mechanical	Current Rep	air Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2044	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2032	\$176,400	1	\$8,400		
	Other Observation, Exte	0 00	: 100%				
	Location: Boiler Room	ı					
	Explanation: 4 Units I	Aulti-temperature					
Distribution							
Hot Wtr Piping/Pump	100%	2042	* *	4	\$1,300		
Terminal Devices							
Convector/Radiator	100%	2039	* *	1	\$5,500		
Controls							
Digital	100%	2029	\$476,900				
Air Conditioning							
Energy Source							
Electricity	100%	2042	* *	1			
Conversion Equipment							
Interior Pkg Unit -	15%	2028	\$39,400	2	\$200		
Cooling							
Window/Wall Unit	25%	2027	\$15,700	1			
No Component	60%						
Distribution							
Ductwork/Diffusers	15%	LIFE	* *	2	\$3,300		
No Component	85%						

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

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

Asset #: 4456

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,500	
Exhaust Fans							
Roof	30%		2029	\$9,700	2	\$200	
No Component	70%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2039	* *	1		
Water Heater With Tanks							
Gas Fired	100%		2032	\$16,700	2		
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
	Blockage /Clogged, I						
	Location : Basemer	it water Васкир w r	ien Heav	y kaining			
Storm Drain Piping				di di			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2034	\$3,300	4	\$500	
Sewage Ejector(s)							
Electric	100%		2034	\$8,700	4	\$1,000	
Backflow Preventer							
Generic	100%		2034	\$7,400	1	\$1,000	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2044	* *	1-2	\$200	

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 900 DUMONT AVENUE @JEROME STREET

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

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

Date of Survey : 23-Feb-2023 Landmark Status : NONE

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

Block : 4077 Lot : 28 BIN : 3090430

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$65,500	\$101,100
Electrical		\$237,800
Mechanical		\$448,800
Total	\$65,500	\$787,600
Importance Code B	\$65,500	\$787,600
Total	\$65,500	\$787,600

\$28,200 \$800 \$27,400	\$45,200 \$24,000 \$21,200
\$800	\$24,000
,	Ź
\$28,200	\$45,200
\$26,700	\$18,100
\$1,500	\$1,600
	\$2,300
	\$23,200
FY 2028	FY 2029
	FY 2028



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

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

Asset #: 4462

chitecture	Current	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	400/ 37	***		de de	_	4-4 00	
Masonry: Brick	40% Now	\$29,200	LIFE	**	5	\$7,300	
	Water Penetration, I Location: 4th Flo	Extent : Moderate, A or Apartments By W		ed : 5%			
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Stucco Cement	52%		2047	* *	5	\$23,600	
Window Wall	3%		2054	* *	5	\$2,000	
Windows							
Aluminum	90% Now	\$13,700	2042	* *	5	\$3,000	
	Air Infiltration, Exte		Affected :	50%			
	Location : Throug						
	Ctrwt/Balnc Not Fu		ite, Area Ą	ffected : 10%			
	Location : Various	Windows					
Metal Clad	10% 0-2	\$32,100	2059	* *	5	\$2,100	
	Corrosion/Rusting,		lrea Affect	ed : 25%			
	Location : Stairs						
	Deteriorated Finish	Extent : Moderate,	Area Affe	cted : 50%			
	Location : Stairs		33				
	Thermally Inefficien	t. Extent : Moderate	e. Area Affe	ected : 50%			
	Location : Stairs	,	, 35				
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,800	
Masonry: Brick	20%		LIFE	* *	5	\$900	
Metal Panel	5%		2054	* *	5	\$900	
Stucco Cement	70%		2039	* *	5	\$8,200	
Roof							
Modified Bitumen	95%		2039	* *	10	\$16,900	
Skylight, Metal/Glass	5%		2054	* *	10	\$3,000	
Soffits	1000/		2020	ate ate	_	#1.700	
Stucco Cement	100%		2039	* *	5	\$1,500	
erior							
Floors Cost in Place Concrete	150/		LIED	* *	5	66 300	
Cast in Place Concrete	15%		LIFE	* *	5	\$8,200	
Ceramic Tile	5% Cracking/Crumbling	- Extent Madan	2037		5	\$1,200	
	Location : Apartm		, Area AJJe				
Quarry Tile	20%		2047	* *	5	\$7,500	
Vinyl Tile	15% Now	\$5,100	2034	\$101,100	3	\$1,400	
	Loose Units, Extent	: Moderate, Area A <u>j</u>	fected : 5%	6			
	Location: Various	Locations					
	Worn/Eroded, Exten Location : 1st Floo		Affected : 2	20%			
Wood	45% 4+	\$65,500	2049	* *	5	\$10,500	
mood	Deteriorated Finish	·			5	ψ10,500	
	Deteriorated Fiftish	. длен . тиоиегие.	THEU MILE	icu . 20/0			

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

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

Asset #: 4462

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	_	Now	\$3,600	2037	**	5	\$1,700	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
		: Apartme	nt Bathrooms					
Concrete Masonry Unit	10%		4.4.0.0	LIFE	* *	5	\$900	
Gypsum Board	50%	Now	\$3,100	LIFE	**	5	\$6,700	
		_	ents, Extent : Mode					
			4th Floor Apartmer xtent : Moderate, A					
			xtent . Moderate, A 4th Floor Apartmer					
M E'. 11.4.		. various	4111 1 1001 Apartmer	-	**			
Masonry: Fieldstone	10% 15%	N	¢1.600	LIFE	* *	5	¢1 000	
Plaster			\$1,600 Extent : Moderate	LIFE		5	\$1,000	
	_	: Stair Bu		, 111 cu 11 <u>)</u>	gecieu . 1070			
Ceilings	Locuiton	· Stati Bu	inteddis					
AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
Gypsum Board	85%	Now	\$7,300	LIFE	* *	5	\$26,500	
71			Extent : Moderate		ffected : 5%		*,	
	Location	: Various	4th Floor Apartmer	its By W	indows			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Various	4th Floor Apartmer	ıts By W	indows			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls	000/			2054	* *			
Cast in Place Concrete	90%			2054	* *			
Masonry: Fieldstone Site Pavements	10%			2044				
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,300	2039	* *			
cust in Tiuce Concrete			ent : Moderate, Are		ed : 5%			
		: Dumont						
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Cast in Place Concrete	70%			2039	* *			
Rubber Matting	30%			2034				

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

Under 600 Volts

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

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

Asset #: 4462

Electrical	Current Repair	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	2044	* *	_	¢100	
Fused Disc Sw	100% Other Observation Extent	2044		5	\$100	
	Other Observation, Extent Location: Electrical Roo		100%			
	Explanation : One 600 An And Laundry		Main Disconnect	Switch I	For The House	
Switchgear / Switchboard				_	***	
Fused Disc Sw	100%	2044	* *	5	\$100	
Raceway	1000/	2011	***			
Conduit	100%	2044	* *	1		
Panelboards	1000/		di di	_	.	
Molded Case Bkrs	100%	2042	* *	5	\$400	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	85%	2034	\$202,100	10	\$12,500	
	T-8 Lamps And Fixtures, E.		Affected: 100%			
	Location : Hallways And	Offices				
Fluorescent	15%	2034	\$35,700	10	\$2,200	
	Compact Fluorescent Light	, Extent : Light, Area A	lffected : 100%			
	Location : Throughout Th	ie Building. Apartment	Unit			
Egress Lighting						
Emergency, Battery	50%	2042	* *	10	\$1,900	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Throughout Bi	iilding				
	Explanation : Lighting Fi	xtures Installed In 201	8.			
Exit, LED	50%	2069	* *	1		
Exterior Lighting						
LED	20%	2042	* *			
	Other Observation, Extent		100%			
	Location : Building Exter					
	Explanation : Lighting Fi		8.			
No Component	80%					
Alarm	0070					
Security System						
Generic	100%	2039	* *	1	\$6,000	
Contro	Other Observation, Extent		ted : 100%	1	ψ0,000	
	Location : Exterior And I					
	Explanation : Cameras S		o [.]			
	Explanation . Cameras S	country system.				

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

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

Asset #: 4462

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm	•			
Fire/Smoke Detection				
Generic, Digital	100%	2039 **	1-3 \$9,900	
	Other Observation, Extent : Moderate, .	Area Affected : 100%		
	Location : Throughout The Building.			
	Explanation : Smoke Detectors, Pull S	Station Strobes And Sound S	Sneakers	

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2044	* *	1		
Conversion Equipment Hot Water Boiler	Location : Boiler			**	1	\$7,900	
	Explanation: 3 U	Inits Multi-temperatu	re				
Distribution Hot Wtr Piping/Pump	100%		2042	* *	4	\$1,200	
Terminal Devices Convector/Radiator	100%		2039	* *	1	\$5,200	
Controls	10070					<i>\$0,200</i>	
Digital	100%		2032	\$448,800			
Air Conditioning Energy Source Electricity	100%		2042	* *	1		
Conversion Equipment Interior Pkg Unit -	10%		2028	\$24,700	2	\$100	
Cooling Window/Wall Unit No Component	25% 65%		2027	\$14,800	1		
Distribution Ductwork/Diffusers No Component	10% 90%		LIFE	* *	2	\$2,100	
Plumbing H/C Water Piping Galvanized Steel	100%		2039	* *	1		
Water Heater With Tanks Gas Fired	100%		2029	\$16,700	2		
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2034	\$7,000	1	\$1,000	

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

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

Page: 341

DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4462

Mechanical	Curre	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%		2044	* *	1-2	\$200		

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

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

Page: 342

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$529,100	\$88,000
Interior Architecture	\$407,800	\$95,300
Electrical	\$191,700	\$906,100
Mechanical	\$1,525,200	\$1,516,300
Total	\$2,653,900	\$2,605,800
Importance Code A	\$529,100	\$1,181,000
Importance Code B	\$2,029,900	\$1,329,500
Importance Code C	\$94,800	\$95,300
Total	\$2,653,900	\$2,605,800

Total	\$156,300	\$13,700	\$117,800	\$21,000
Importance Code C	\$43,900			
Importance Code B	\$91,600	\$9,700	\$114,800	\$17,000
Importance Code A	\$20,700	\$4,000	\$3,000	\$4,000
Total	\$156,300	\$13,700	\$117,800	\$21,000
Site Pavements	\$22,200			
Mechanical	\$4,000	\$8,900	\$30,700	\$9,700
Electrical	\$4,600	\$4,800	\$55,200	\$4,100
Interior Architecture	\$104,600		\$29,000	\$7,300
Exterior Architecture	\$20,700		\$2,900	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 3016

rchitecture	Current Repair Future		e Replacement	М	aintenance			
ystem Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	Location .	Trumbling, Throughour Miss/Ero	od, Extent : Moder			5	\$88,000	
Windows								
Aluminum	Location a Bent/Warpe Location a Broken/Mis Location a Ctrwt/Balne Location a	tion, Exten Througho Througho Througho Sing Elem Througho Not Funo Througho Througho Througho Througho	s, Extent : Modera out ents, Extent : Mode out et, Extent : Modera out nt : Moderate, Are	erate, Area erate, Ar	Affected : 10% ea Affected : 30% Affected : 35%	5	\$4,700	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$13,500	
Metal Panel	10%			2053	* *	5	\$5,800	
Roof Modified Bitumen	100% Blisters, Ex Location		\$20,700 Terate, Area Affecto	2038 ed : 5%	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$15,500	
erior								
Floors Cast in Place Concrete	_	_	\$28,300 Extent : Severe, A	LIFE rea Affec	* * ted : 25%	5	\$7,500	
Ceramic Tile	Cracking/C Location . Water Pene	: Througho tration, Ex	\$18,800 Extent : Light, Are out ctent : Moderate, A ns And Showers			5	\$1,700	
Quarry Tile	5%			2046	* *	5	\$5,100	
Vinyl Tile	85% Uneven Sub Location	: Basemen ed, Extent	: Moderate, Area A	2038 Affected :		3	\$21,800	

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

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

Asset #: 3016

Architecture	Current Repair Future Replacem		ement	ent Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls	5 0/		LIEE	* *			
Cast in Place Concrete Ceramic Tile	5% 5% Now	\$94,800	LIFE 2042	* *	5	\$4.400	
Ceramic The	Adhesion Failure, Ex				3	\$4,400	
	Location: Bathroo		njecica . 1570				
	Cracking/Crumbling		rea Affected : 15%	ó			
	Location : Bathroo		33				
Gypsum Board	9% Now	\$21,700	LIFE	* *	5	\$9,500	
5) ps 2 cm u	Water Penetration, E					ψ, εσσ	
	Location : Baseme						
Gypsum Board	81%		LIFE	* *	5	\$85,800	
Ceilings							
AcousTileSusp.Lay-In	5% Now	\$33,200	2038	* *	5	\$1,700	
	Broken/Missing Elen		erate, Area Affecto	ed : 5%			
	Location: Through						
	Misaligned/Bulging,		Area Affected : 59	%			
	Location: Through		ACC4-J . 50/				
	Staining/Discoloring Location: Through	-	ea Affectea : 5%				
A T'1 C I I .		·Oui	2020	* *		\$50,000	
AcousTileSusp.Lay-In Exposed Struc: Steel	85% 5%		2038 LIFE	* *	5	\$58,000	
Gypsum Board	5%		LIFE	* *	5	\$4,300	
Site Enclosure	370		DII L			Ψ1,500	
Fence/Gates							
Chain Link	100%		2053	* *			
Retaining Walls							
Cast in Place Concrete	100%		2068	* *			
Site Pavements							
Public Sidewalk	1000/		2046	* *			
Cast in Place Concrete	100%	Entant Light Am	2046	* *			
	Cracking/Crumbling Location: Through		ea Affectea : 5%				
On-Site Walkways	Location . Through	oui					
Cast in Place Concrete	100%		2046	* *			
cust in 1 lace concrete	Cracking/Crumbling	. Extent : Light. Are					
	Location : Through		35				
	Sinking/Subsiding, E	xtent : Light, Area	Affected : 15%				
	Location : Side Of						
Parking/Driveway							
Asphalt	100% Now	\$22,200	2042	* *			
	Cracking/Crumbling		, Area Affected : 5	5%			
	Location: Through		. 1 50/				
	Potholes, Extent: Mo	**	iea : 5%				
	Location: Parking		waa Affaatad . 100	/			
	Sinking/Subsiding, E Location: Through		геи Ајјестеа : 10%	0			
	Locuion . Infough	oui, Ai Diy Weils					

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

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

Asset #: 3016

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

Site Pavements

Activity Yard

Asphalt 100% 2042 **

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

Location: Throughout

Electrical	Current Ro	Current Repair Fut		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2033	\$22,100	5	\$200	
	Other Observation, Ex Location : Electrical		ffected :	100%			
	Explanation : Main S	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	
round							
Grounding Devices					_		
Generic	100%		LIFE	* *	5	\$600	
ighting							
Interior Lighting	30%		2020	¢101.700	10	¢11 000	
Fluorescent		44 · N// 1 · 1 · 1	2028	\$191,700	10	\$11,800	
	Other Observation, Ex		<i>пестеа</i> :	100%			
	Location: Throughout	-					
	Explanation: T-12 L	amps		* 10 1 TOO		DA C 000	
Fluorescent	68%	37/4 4 4	2033	\$434,500	10	\$26,800	
	Other Observation, Ex		ffected :	100%			
	Location: Throughout						
	Explanation: T-8 La	mps					
Fluorescent	2%		2033	\$12,800	10	\$800	
	Other Observation, Ex	tent : N/A, Area A _j	ffected :	100%			
	Location: Basement						
	Explanation : Compo	ict Fluorescent Lig	ghts				

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

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

Asset #: 3016

Electrical	Cu	rent Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	ion, Extent : N/A, Area A	ffected :	100%			
	Location : Ha	llways, Outside Perimete	er				
	Explanation:	CCTV Surveillance Cam	ieras				
Fire/Smoke Detection							
Generic, Analog	100%		2033	\$108,300	1-3	\$26,500	
	Other Observa	ion, 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	Future Replace		cement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Electricity	100%		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	\$55,900		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$24,000		
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.

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

Asset #: 3016

Mechanical	Curren	Current Repair Futu		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Galvanized Steel	100%		2038	* *	1		
Water Heater With Tanks							
Electric	50%		2028	\$57,700	4		
		Extent : Light, Area	Affected .	: 50%			
	Location: Basem						
	Explanation : Two	o 120 Gallon Water I	Heaters				
Electric	50%		2026	\$57,700	4		
	Other Observation,	Extent : Light, Area	Affected .	50%			
	Location: Baseme	ent					
	Explanation : Two	o 120 Gallon Water I	Heaters				
Sanitary Piping							
Cast Iron	100% Now	\$52,900	LIFE	* *	1		
		ıt : Severe, Area Affe					
	Location : Second	d 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	\$1,700	
		Extent: N/A, Area A		100%			
	Location : Rough	ly 10 Years Old In Bo	asement				
Fixtures							
Generic	100%						
ire Suppression							
Sprinkler							
Generic	100%		2043	* *	1-2	\$12,000	
Chemical System							
No Component	95%						
Generic	5%		2028	\$800	1-3	\$3,900	
		Extent : Light, Area	Affected .	5%			
	Location : Kitcher						
	Explanation: 21	Square Feet					

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

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

Page: 348

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,323,300	\$53,400
Interior Architecture	\$1,322,300	\$1,241,500
Electrical	\$1,096,000	\$1,047,900
Mechanical	\$1,548,800	\$1,093,100
Site Pavements		\$170,300
Total	\$5,290,400	\$3,606,200
Importance Code A	\$2,035,100	\$53,400
Importance Code B	\$3,041,900	\$3,459,000
Importance Code C	\$213,400	\$93,700
Total	\$5,290,400	\$3,606,200

Total	\$108,200	\$21,200	\$131,200	\$27,200
Importance Code C	\$52,800			
Importance Code B	\$36,500	\$17,400	\$111,900	\$23,400
Importance Code A	\$18,900	\$3,900	\$19,300	\$3,900
Total	\$108,200	\$21,200	\$131,200	\$27,200
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Site Pavements	\$27,800			
Site Enclosure	\$43,200			
Mechanical	\$1,000	\$6,500	\$88,500	\$6,500
Electrical	\$10,300	\$7,300	\$20,000	\$8,700
Interior Architecture				\$4,500
Exterior Architecture	\$18,500		\$15,300	
EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029



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

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

Asset #: 2595

rchitecture	Current F	Current Repair Future Replacement			ent Maintenance		
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Exterior Walls							
Masonry: Brick	45% Now Corrosion/Rusting, E. Location: Metal Fi. Cracking/Crumbling, Location: Storage	re Escapes Extent : Moderate Wall At Main Entro	, Area A <u>j</u> ince		5	\$40,900	
	Graffiti, Extent : Ligh Location : East Side		2/0				
	Joint Mortar Miss/Er Location : Through		ate, Area	Affected : 10%			
	Water Penetration, Ex Location: B And C	-		: 10%			
Masonry: Limestone	3%		LIFE	* *	5	\$2,000	
Metal Panel	5%		2043	* *	5-10	\$31,300	
Stucco Cement	47% Now Broken/Missing Elem Location: Through		2038	* * ea Affected : 5%	5	\$53,400	
	Cracking/Crumbling, Location: Through	Extent : Moderate	, Area A <u>j</u>	fected : 10%			
	Staining/Discoloring, Location: Window		ea Affecte	ed : 5%			
	Water Penetration, Ex Location : North Sid Other Observation, E	de Throughout					
	Location : North Sic Explanation : Rustin						
Windows	T						
Aluminum	94% Now Air Infiltration, Exten Location: Through		2041 Affected	**!: 20%	5	\$13,200	1
	Broken/Missing Elem Location : Through	ents, Extent : Seve	re, Area A	Affected : 20%			
	Ctrwt/Balnc Not Fund Location : Through		Area Aff	ected : 60%			
	Caulking Deteriorated Location : Through		ite, Area .	Affected : 25%			
Metal Clad	5% Now Corrosion/Rusting, E. Location : Stairs	\$68,500 xtent : Moderate, A	2058 Irea Affe	* * cted : 20%	5	\$4,400	
	Glazing Broken/Crack Location: Stairs						
	Thermally Inefficient, Location : Stairs	Extent : Moderate	e, Area Aj	gected : 50%			
Metal Louvers	1% 2-4 Deformed/Dented, Ex Location: North Sid		2048 Affected :	**			

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

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

Asset #: 2595

	Current Repair	Future Replacement		Maintenance				
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
5%	Now	\$3,300	LIFE	* *	5	\$2,900		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location	: Througho	ut						
40%			LIFE	* *	5	\$3,000		
30%			2043	* *	5	•		
25%			2038	* *	5			
97%	Now	\$444,500	2043	* *				
Blisters, Extent: Severe, Area Affected: 50%								
Location	: Througho	ut						
Miss/Dame	aged Flashi	ngs, Extent : Mode	erate, Ar	ea Affected : 15%				
Location	: Througho	ut		00				
*								
	O		rea Affec	ted · 20%				
-	-		ca 11,5 cc	. 2070				
			2043	* *	10	\$4,300		
	5% Cracking/C Location 40% 30% 25% 97% Blisters, E. Location Miss/Dama Location Patching E Location Seams Ope	5% Now Cracking/Crumbling, Location: Througho 40% 30% 25% 97% Now Blisters, Extent: Seven Location: Througho Miss/Damaged Flashi Location: Througho Patching Evident, Extent Location: Througho Seams Open/Split, Extent Location: Througho	% of Fail Date Estimated Cost Total (Years) 5% Now \$3,300 Cracking/Crumbling, Extent: Light, Are Location: Throughout 40% 30% 25% 97% Now \$444,500 Blisters, Extent: Severe, Area Affected: Location: Throughout Miss/Damaged Flashings, Extent: Mode Location: Throughout Patching Evident, Extent: Moderate, Ar Location: Throughout Seams Open/Split, Extent: Moderate, An Location: Throughout	% of Fail Date Estimated Cost Total (Years) 5% Now \$3,300 LIFE Cracking/Crumbling, Extent: Light, Area Affecte Location: Throughout 40% LIFE 30% 2043 25% 2038 97% Now \$444,500 2043 Blisters, Extent: Severe, Area Affected: 50% Location: Throughout Miss/Damaged Flashings, Extent: Moderate, Area Location: Throughout Patching Evident, Extent: Moderate, Area Affected: Location: Throughout Seams Open/Split, Extent: Moderate, Area Affected: Location: Throughout	% of Fail Date Estimated Cost Total (Years) Symples Now \$3,300 LIFE ** Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Throughout LIFE ** 30% 2043 ** 25% 2038 ** 97% Now \$444,500 2043 ** Blisters, Extent: Severe, Area Affected: 50% Location: Throughout Miss/Damaged Flashings, Extent: Moderate, Area Affected: 15% Location: Throughout Patching Evident, Extent: Moderate, Area Affected: 25% Location: Throughout Seams Open/Split, Extent: Moderate, Area Affected: 20% Location: Throughout	% of TotalFail Date (Years)Estimated Cost FYYear FYEstimated Cost (Yrs)5% Now\$3,300 LIFE** 5Cracking/Crumbling, Extent: Light, Area Affected: 5%Location: Throughout40%LIFE** 530%2043** 525%2038** 597% Now\$444,5002043**Blisters, Extent: Severe, Area Affected: 50%Location: ThroughoutMiss/Damaged Flashings, Extent: Moderate, Area Affected: 15%Location: ThroughoutPatching Evident, Extent: Moderate, Area Affected: 25%Location: ThroughoutSeams Open/Split, Extent: Moderate, Area Affected: 20%Location: Throughout	Now \$3,300 LIFE ** 5 \$2,900	

Interior

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

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

Asset #: 2595

rchitecture	Current Repair	Future Replacement	М	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority	
erior						
Floors Cast in Place Concrete	5%	LIFE *	* 5	\$13,200		
	Paint Peeling, Extent: Light, Area Affe Location: Throughout	ctea : 20%				
Ceramic Tile	10% Now \$66,300 Cracking/Crumbling, Extent: Moderat Location: 1st And 2nd Floor Through Joint Mortar Miss/Erod, Extent: Mode Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	hout rate, Area Affected : 5%	* 5	\$6,000		
Vinyl Tile	30% Now \$195,000 Adhesion Failure, Extent: Moderate, A Location: Throughout Loose/Delam Surface, Extent: Moderat Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout	te, Area Affected : 5%	0 3	\$13,600		
Wood	55% Now \$771,900 Deteriorated Finish, Extent: Moderate Location: At Apartments Dry Rot/Decay, Extent: Moderate, Are Location: Throughout Apartments Misaligned/Bulging, Extent: Moderate Location: Throughout Apartments Split/Cracked, Extent: Moderate, Area Location: At Apartments Worn/Eroded, Extent: Moderate, Area Location: Throughout	a Affected : 5% c, Area Affected : 10% Affected : 25%	* 5	\$62,100		
Interior Walls	100/		. -	#11.400		
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		* 5 * 5	\$11,400 \$93,700		
Masonry: Brick	5%	LIFE *				
Plaster	30%	LIFE *	* 5	\$25,600		
Ceilings Expand Struck Steel	50/.	TIEE *	*			
Exposed Struc: Steel Gypsum Board	5% 75% Now \$75,600 Recent Repair Evident, Extent: N/A, A Location: Throughout Water Penetration, Extent: Moderate,	LIFE * rea Affected : 5%		\$110,600		
	Location : Throughout					

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

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

Asset #: 2595

Architecture	Current Repair	Futur	e Replacement	Mai	ntenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	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/	4 6000 2 020	* *			
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	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$300	
	Other Observation, Extent: N	//A, Area Affected : I	100%			
	Location : Electrical Room					
	Explanation : One Main Ser Ampere Main Switch For Co		t 2,000 Amperes F	For Apara	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						
•	100%	2033	\$169,800	1		
Thermoplastic	10070	-000				
Thermoplastic Motor Controllers	10070					

Ground

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

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

Asset #: 2595

Electrical	Cal Current Repair Future Replacement		re Replacement	M			
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting							
Interior Lighting							
Fluorescent	20%		2033	\$231,600	10	\$14,300	
	-	ixtures, Extent : Light,		ected : 100%			
	Location : Corr	idors, Staircases, Offic	es				
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	
	Other Observation	n, Extent : N/A, Area A	ffected :	100%			
	Location: Thro	ughout The Building					
	Explanation : C	CTV Surveillance Syst	em				
Fire/Smoke Detection							
Generic, Digital	100%		2038	* *	1-3	\$49,500	

echanical	Current Re	pair	Futur	e Replacement	M	aintenance			
vstem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source									
Natural Gas	100%		2053	* *	1				
Conversion Equipment									
Hot Water Boiler	88% 2-4	\$711,800	2053	* *	1	\$30,500			
	Corroded, Extent: Seve	ere, Area Affectea	: 30%						
	Location: Boiler Roo	m							
	On Extended Life, Extended Location : Boiler Roo		Affected	: 100%					
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location: Basement Boiler Room								
	Explanation: 10 Unit	'S							
Hot Water Boiler	12%		2038	* *	1	\$4,600			
Distribution									
Hot Wtr Piping/Pump	100% 2-4	\$166,500	2058	* *	4	\$3,800			
	On Extended Life, Exte	nt : Severe, Area	Affected	: 100%					
	Location: Boiler Roo	m							

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

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

Asset #: 2595

Mechanical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%	2-4	\$311,200	2038	* *	1	\$22,700	
	-		evere, Area Affected Covers Throughou					
Controls								
Digital	50%			2031	\$1,093,100			
Electrical	50%			2028	\$211,600			
Air Conditioning					·			
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2028	\$28,800	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,500	
Exhaust Fans								
Roof	100%			2028	\$147,700	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2038	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Tankless Water Heater(POU))							
Gas Fired	100%			2028	\$31,600	2		
Hot Water Storage Tank								
Generic	100%			2028	\$15,000	1		
			xtent : N/A, Area A	ffected :	100%			
		: Boiler R						
	Explanat	ion : 900 (Gallons					
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			
			xtent : N/A, Area A	ffected :	100%			
			t To Ground Floor					
		ion : 1 Fre	ight					
No Component	90%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2043	* *	1-2	\$1,100	

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

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

Page: 355

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$164,800	\$103,800		
Interior Architecture	\$1,003,600			
Electrical	\$170,300	\$559,800		
Mechanical	\$310,900	\$537,200		
Total	\$1,649,600	\$1,200,900		
Importance Code A	\$164,800	\$347,700		
Importance Code B	\$1,411,100	\$853,100		
Importance Code C	\$73,700			
Total	\$1,649,600	\$1,200,900		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,200		\$500	\$7,000
Interior Architecture	\$69,900	\$2,800	\$9,600	\$3,700
Electrical	\$40,900	\$3,600	\$49,900	\$2,700
Mechanical	\$107,000	\$6,700	\$11,000	\$7,800
Site Pavements	\$2,900			
Elevators/Escalators	\$24,500	\$24,500	\$24,500	\$24,500
Total	\$250,300	\$37,500	\$95,500	\$45,700
Importance Code A	\$29,600	\$2,800	\$3,400	\$9,900
Importance Code B	\$195,100	\$33,000	\$92,100	\$35,800
Importance Code C	\$25,600	\$1,700		
Total	\$250,300	\$37,500	\$95,500	\$45,700



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

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

Asset #: 14740

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
kterior	•			•					
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$35,600		
Masonry: Brick	90%		\$164,800	LIFE	* *	5	\$41,000		
			xtent : Severe, Area	00					
			ea, Sub-basement F						
			Extent : Severe, Are						
			e Foundation Wall .	In Boiler	Room				
	Explana	tion : Expo	sed Rebars						
Windows	1000/			20.40	* *	-	014100		
Aluminum	100%			2049	* *	5	\$14,100		
Parapets	2007			LIDD	* *	-	Ф 7 (ОО		
Cast Stone/Terra Cotta	20% 75%			LIFE LIFE	**	5 5	\$7,600 \$2,700		
Masonry: Brick Metal Panel	73% 5%			2053	* *	5 5	\$3,700		
Roof	370			2033		3	\$1,000		
Modified Bitumen	75%	Now	\$5,200	2033	\$103,800				
Wodified Bitumen			ere, Area Affected :		\$105,800				
		ı : Stair A E	**	370					
			Extent : Severe, Are	a Affecte	d · 2%				
		ı : Main Ro		a 1199 ceres	a . 270				
			Tank Pipe Is Loose	?					
Plaza Roof: Stone Panel			1	2043	* *				
terior									
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	i : Basemer	ıt Storage Area						
Ceramic Tile	5%			2042	* *	5	\$2,100		
Vinyl Tile	70%	4+	\$804,300	2043	* *	3	\$11,200		
•	Worn/Ero	ded, Extent	: Moderate, Area A	Affected :	10%				
	Location	i : Auditori	ит						
Wood	15%	4+	\$37,200	2048	* *	5	\$6,000		
			: Moderate, Area A		25%		. ,		
	Location	: Auditori	um Stage						
Interior Walls									
Cast in Place Concrete	5%	Now	\$25,600	LIFE	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	fected : 20%				
	Location	ı : Retainin	g Wall In Boiler Ro	om, Sub	-basement				
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 20%				
	Location	ı : Retainin	g Wall In Boiler Ro	oom, 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 Ar	ffected · 10%				
	Crucking	cs,	2	, 11, 000 11,	,00000000000000000000000000000000000000				

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

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

Asset #: 14740

Architecture		Current l	urrent Repair		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	45%			2038	* *	5	\$19,200	
Exposed Struc: Concrete	5%	Now	\$62,300	LIFE	* *	5	\$300	
	Location Exposed R Location Water Pen Location	n : Boiler R Reinforcemen n : Boiler R netration, E n : Boiler R	, Extent : Moderate oom, Sub-basement ent, Extent : Moder oom, Sub-basement extent : Moderate, A oom	ate, Area	Affected : 20%			
Plaster	Cracking/	_	\$63,200 , Extent : Moderate um Backstage, Basa			5	\$13,300	
Site Pavements								
Public Sidewalk Cast in Place Concrete	Other Obs	ı : Vault Or	\$2,900 Extent : Severe, Area I 12th Street Ir Penetration	2038 a Affecte	* * d : 5%			
On-Site Walkways	1000/			LIDE	* *			
Masonry: Granite	100%			LIFE	· · · ·			

ectrical		Current Rep	pair	Futu	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2033	\$14,700	5	\$100		
			ent : Light, Area	Affected	: 100%				
	Location	: Electrical F	Room						
	Explanat	ion : One 2,5	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			
		-	it : Light, Area A	Iffected :	100%				
	Location	: Electrical F	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.

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

Asset #: 14740

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$400		
Lighting							
Interior Lighting	250/	2022	#106.500	1.0			
Fluorescent	25%	2033	\$106,500	10	\$6,600		
	Compact Fluorescent Light, Extent: Light, Area Affected: 100%						
	Location : Hallways						
Fluorescent	40%	2028	\$170,300	10	\$10,500		
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
	Location : Apartment Rooms						
Fluorescent	30%	2033	\$127,800	10	\$7,900		
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
	Location : Throughout The Build	ding					
Incandescent	5%	2028	\$23,600	2			
	Other Observation, Extent : N/A, Area Affected : 100%						
	Location : At Gymnasium And Swimming Pool						
	Explanation: Incandescent Ligh	nt .					
Egress Lighting							
Emergency, Battery	50%	2033	\$23,500	10	\$3,500		
Exit, Service	50%	2033	\$6,000	1			
Exterior Lighting							
HID	10%	2028	\$13,100	10			
LED	10%	2038	* *				
No Component	80%						
Alarm							
Security System	1000/	•	***		440 =00		
Generic	100%	2033	\$52,500	1	\$10,700		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Hallways And Exit D						
E' - /C - · 1 - D · · · · · ·	Explanation: CCTV Surveillance	e Cameras And Int	rusion Alarm				
Fire/Smoke Detection	100%	2033	\$72.200	1-3	¢17 700		
Generic, Digital	10070	2033	\$72,200	1-3	\$17,700		

Mechanical	Current	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2043	* *	1		
Fuel							

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

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

Asset #: 14740

Mechanical	Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	100% 0-2 Corroded, Extent: Sev Location: Basement Cracked, Extent: Seve Location: Basement Other Observation, Ex Location: Boiler Ro Explanation: 2 Unit	. Severe Corrosion ere, Area Affected stent : N/A, Area A om	n And Ou : 20%	•	1	\$25,500	
Distribution Central Plant Steam Piping/Pmp	100% Now Leak Evident, Extent: Location: Condensa	\$39,400 Moderate, Area A		**	4	\$1,400	
Terminal Devices Air Handler	40% 0-2 Not in Service, Extent Location : Basement On Extended Life, Exte	\$21,100 : Moderate, Area : Two Units Out C ent : Moderate, Al	2033 Affected Of Service		1	\$6,400	
Convector/Radiator	60%		2038	* *	1	\$5,600	
Air Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%		2033	\$82,600	1	\$2,700	
Window/Wall Unit No Component	75% 5%		2028	\$79,500	1		
Ventilation Distribution Ductwork/Diffusers No Component	50% 50%		LIFE	**	2-5	\$8,000	
Plumbing H/C Water Piping Galvanized Steel	100% 0-2 Corroded, Extent : Sev Location : Througho		2038 d : 5%	**	1		
Water Heater With Tanks Gas Fired	100% Other Observation, Ex Location : Boiler Ro Explanation : 2 Unit	om	2031 Iffected :	\$33,400 100%	2		
Sanitary Piping	1000/		LIDE	* *	1		
Cast Iron Storm Drain Piping Cast Iron	100%		LIFE	**	1		

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

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

Asset #: 14740

Mechanical	Current Repair	epair Future Replacement Maintenance		aintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sump Pump(s)								
Submersible	100%	2026	\$900	4	\$900			
Pool Filter/Treatment								
Sand		231,400 2053	* *	4	\$900			
	Abandoned in Place, Extent: Severe, Area Affected: 100%							
	Location: Basement							
Sewage Ejector(s)								
Electric	100%	2033	\$14,700	4	\$1,100			
Backflow Preventer								
Generic	100%	2033	\$12,500	1	\$1,800			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%	LIFE	* *					
	Other Observation, Extent: N/A, Area Affected: 70%							
	Location: 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 7th Floor							
	Explanation: 2 Units							
Hydraulic	30%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 30%							
	Location: 1st To 2nd Floor	•						
	Explanation: 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%	2053	* *	1-5	\$15,000			
Sprinkler								
Generic	100%	2053	* *	1-2	\$8,000			
	Special/Chemical System, Ex Location : 2nd Floor Kitch		00	ire Prote	ection Device.			
Fire Pump								
Generic	100%	2036	* *	1	\$5,400			

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

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$319,100	\$65,100
Interior Architecture	\$108,900	\$84,100
Electrical		\$395,100
Mechanical	\$789,700	\$418,200
Total	\$1,217,700	\$962,500
Importance Code A	\$630,100	\$65,100
Importance Code B	\$587,600	\$897,400
Total	£1 217 700	\$062.500

Total \$1,217,700	\$962,500
-------------------	-----------

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$72,600			
Interior Architecture	\$5,400	\$2,200		\$10,100
Electrical	\$8,500	\$5,700	\$42,600	\$6,800
Mechanical	\$34,400	\$8,300	\$33,800	\$11,000
Site Enclosure	\$22,000			
Site Pavements	\$18,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$168,800	\$23,500	\$83,500	\$35,100
Importance Code A	\$74,100	\$3,000	\$3,100	\$3,000
Importance Code B	\$55,700	\$20,500	\$80,400	\$32,200
Importance Code C	\$39,100			
Total	\$168,800	\$23,500	\$83,500	\$35,100



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

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

Asset #: 2670

rchitecture	Current I	Repair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Masonry: Brick	95% 4+	\$262,000	LIFE	* *	5	\$65,100	
	Expansion Joint Fail Location : All Faca		ate, Ared	a Affected : 2%			
Stucco Cement	5%		2046	* *	5	\$8,600	
Windows							
Aluminum	100% 4+ Ctrwt/Balnc Not Fun Location : Through	-	2041 rea Affed	* * cted : 5%	5	\$2,300	
	Recent Repair Evider Location : Air Infilt						
Parapets							
Metal: Cage/Fence	100%		2046	* *	5-10	\$83,800	
Roof	650/		2020	* *	1.0	Ф 5 7 100	
Built-Up (BUR)	65%	ФО ООО	2038	* *	10	\$57,100	
Metal Panel	35% 0-2 Corrosion/Rusting, E Location : Through Miss/Damaged Flash	out ings, Extent : Light	, Area Aj	: 5%			
	Location : Hip Roo	f North Of Main Bu	ilding				
Soffits	1000/		LIDE	* *	-	#000	
Cast in Place Concrete	100%		LIFE	* *	5	\$800	
terior							
Floors	50/		LIEE	* *	_	\$0.000	
Cast in Place Concrete	5%		LIFE	* *	5	\$9,800	
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	\$5,600	
Gypsum Board	77%		LIFE	* *	5	\$49,500	
	Other Observation, E	Extent : N/A, Area A	ffected :	1%			
	Location: Rooms 2	08-216					
	Explanation: Water	r Penetration Repai	red				
Ceilings							
Exposed Struc: Concrete	5%		LIFE	* *	5	\$700	
	75%		LIFE	* *	5	\$84,100	
Gypsum Board	1570						
Gypsum Board	Worn/Eroded, Extent Location: 2nd Floo		ted : 10%	ó			

Site Enclosure

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

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

Asset #: 2670

Architecture		Current F	Repair	Futui	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$22,000	2053	* *			
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Random	Locations Through	out				
	Impact Da	ımage, Exte	ent : Light, Area Afj	fected : I	1%			
	Location	: Rear Pai	rking 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,	Extent : Light, Ared	a Affecte	d : 1%			
	Location	: Brewer E	Boulevard					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$11,700	2046	* *			
	Misaligne	d/Bulging, .	Extent : Moderate,	Area Afj	fected : 5%			
	Location	: Near Red	ar Paring Area					
Activity Yard								
Cast in Place Concrete	40%			2046	* *			
Cast in Place Concrete	60%			2046	* *			

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type		Estimated Cost Year FY	Estimated Cost		Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$300	
	Other Observation, Ext	ent : N/A, Area Affected .	100%			
	Location: Electrical	Room				
	Explanation: Two 80	0 Ampere Main Disconn	ect Switches			
Switchgear / Switchboard						
Fused Disc Sw	100%	2043	* *	5	\$300	
Raceway						
Conduit	100%	2043	* *	1		
Panelboards						
Fused Disc Sw	5%	2041	* *	5	\$100	
Molded Case Bkrs	95%	2041	* *	5	\$1,500	
Wiring						
Thermoplastic	100%	2043	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	

Lighting

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

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

Asset #: 2670

Electrical	Current F	Repair	Future Replacement		Future Replacement Maintenance		lacement Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting									
Interior Lighting	600/		2020	* *	10	#22 000			
Fluorescent	60%	F I: I.	2038		10	\$33,000			
	T-8 Lamps And Fixtur Location : Through	_	Area AJJ	ectea : 90%					
)ui	2020	* *	10	#2.7 00			
Fluorescent	5%	T. I. E T.	2038		10	\$2,700			
	Compact Fluorescent	-	ht, Area	Affectea : 100%					
	Location: Through	out The Buttaing		0011 =00	10				
Fluorescent	35%	F	2033	\$311,700	10	\$19,200			
	T-12 Lamps And Fixti	-	, Area A <u>j</u>	fected: 100%					
	Location : Through	out							
Egress Lighting	500/		2022	¢40,100	10	67.200			
Emergency, Battery	50%		2033	\$49,100	10	\$7,200			
Exit, Battery	50%		2033	\$41,500	10	\$2,000			
Exterior Lighting HID	30%		2033	\$83,400	10	\$100			
HID	Other Observation, E.	rtant · N/A Araa A			10	\$100			
	Location: Rooftop I		уестей.	100/0					
	Explanation: Contr		1						
No Component	70%	onea via i notocci	·						
Lightning Protection	7070								
Arresters/Cabling									
Generic	25% 4+	\$900	2048	* *	5	\$200			
Generic	Other Observation, E	•		cted : 2%	J	\$200			
	Location : North Ro		55						
	Explanation : Needs	To Be Resecured							
Generic	75%		2048	* *	5	\$1,300			
Alarm						·			
Security System									
Generic	100%		2038	* *	1	\$22,800			
Fire/Smoke Detection									
Generic, Digital	100%		2038	* *	1-3	\$38,700			

Mechanical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		

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

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

Asset #: 2670

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	50%		27/4	2038	**	1	\$14,800	
			xtent : N/A, Area A	ffected :	50%			
			t Boiler Room					
H . W . D 1		tion: 1 Of 2		20.52	* *	1	ф12.200	
Hot Water Boiler	50%	2-4	\$311,000 tent : Moderate, Ai	2053		1	\$13,300	
		-	ieni : Moderdie, Ai t Boiler Room	<i>че</i> а Ајјес	iea : 100%			
			xtent : N/A, Area A	ffected .	50%			
			t Boiler Room	ууссиси .	3070			
		tion: 1 Of 2						
Distribution	p		J					
Hot Wtr Piping/Pump	100%			2041	* *	4	\$3,000	
Terminal Devices								
Air Handler	25%	Now	\$27,500	2033	\$275,400	1	\$8,300	
	Broken, Ex	ctent : Mod	erate, Area Affecte	d : 3%				
	Location	: One Uni	t In Basement Wom	en 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	1.50/	3.7	01.45 .500	20.42	* *	2	# 400	
Ext Pkg Unit -	15%	Now	\$147,500	2043	* *	2	\$400	
Heating/Cooling	Malfunatio	mina Exta	nt : Moderate, Ared	a Affaata	J - 1000/			
		-	ad South Roofs	і Ајјесте	a. 10070			
			xtent : N/A, Area A	ffected ·	100%			
			ed South Roofs	ууссиси .	100/0			
			ts Serving Corrido	rs				
Split Unit	5%			2041	* *			
Spiit Cint			xtent : N/A, Area A		100%			
			ecreational Area, L					
Window/Wall Unit	10%			2028	\$22,200	1		
No Component	70%			2020	Ψ22,200			
Ventilation	7070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
Exhaust Fans							•	
Interior	20%			2033	\$51,900	2	\$400	
Roof	80%			2033	\$90,900	2	\$1,500	
Plumbing								
H/C Water Piping						_		
Brass/Copper	100%			2043	* *	1		

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

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

Asset #: 2670

Mechanical	Current Repair Future Replacement		Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
HW Heat Exchanger							
HTHW/HW	100%	2043	* *				
	Other Observation, Extent: N/A		100%				
	Location : Basement Boiler Re	oom					
	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	\$2,400		
Backflow Preventer							
Generic	100%	2033	\$26,100	1	\$3,700		
	Other Observation, Extent: N/A	l, Area Affected : I	100%				
	Location: Basement Water M	eter And Sprinkler	Room				
	Explanation : Backflow Preven	ntion Devices For	Fire Sprinkler Sei	rvice And	d Domestic Water		
	Service.		_				
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent: N/A		100%				
	Location : Cellar To 2nd Floo	r					
	Explanation: 1 Unit						
Fire Suppression							
Sprinkler							
Generic	100%	2043	* *	1-2	\$16,800		

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

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

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$72,100	_
Interior Architecture	\$89,800	\$1,226,600
Electrical	\$64,500	\$445,200
Mechanical		\$789,000
Site Pavements		\$331,600
Total	\$226,400	\$2,792,500
Importance Code A	\$72,100	
Importance Code B	\$64,500	\$2,222,100
Importance Code C	\$89,800	\$570,400
Total	\$226,400	\$2,792,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$88,400	\$13,900	\$500	
Interior Architecture	\$82,500	\$20,500		\$4,000
Electrical	\$26,500	\$2,100	\$2,100	\$1,900
Mechanical	\$10,600	\$27,500	\$7,600	\$4,800
Site Enclosure	\$13,900			
Site Pavements	\$28,700			
Elevators/Escalators	\$15,400	\$15,400	\$15,400	\$15,400
Total	\$265,900	\$79,300	\$25,600	\$26,100
Importance Code A	\$91,000	\$16,500	\$3,100	\$2,600
Importance Code B	\$108,500	\$62,800	\$22,500	\$23,500
Importance Code C	\$66,500			
Total	\$265,900	\$79,300	\$25,600	\$26,100



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

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

Asset #: 1944

chitecture	Current R	epair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Cast in Place Concrete	5% Now Broken/Missing Eleme Location : Basement Exposed Reinforcemen	Window At South nt, Extent : Moder	Facade ate, Area		5	\$14,500	
	Location : Basement	Window At South					
Masonry: Brick	50% Repairs in Progress, E Location: East Face Sidewalk Shed in Use, Location: East Face	ade Extent : Light, Ar			5	\$29,000	
Stucco Cement	45% Now Diagonal Cracks, Exte Location: All Facad Repairs in Progress, E Location: East Faca Other Observation, Ex Location: East Faca	les Show Cracking Extent : N/A, Area ade Etent : N/A, Area A ade	And Bul Affected .	ging : 25%	5	\$32,600	
Windows	Explanation : Sidew	alk Shed In Use.					
Aluminum	90% Now Ctrwt/Balnc Not Func Location: Througho Caulking Deteriorated Location: Througho	ut l, Extent : Modera			5	\$1,900	
Steel	10% Now Corrosion/Rusting, Ex Location: Fifth Floo Deteriorated Finish, E Location: Fifth Floo Thermally Inefficient, Location: Fifth Floo	or And Stairs Extent : Moderate, or Extent : Moderate	Area Aff	ected : 50%	5	\$2,600	
Parapets							
Masonry: Brick	65%		LIFE	* *	5	\$3,700	
Metal Panel	5% Recent Replace Evider Location : Througho		2058 rea Affec	* * ted : 100%	5	\$1,100	
Metal Rail	5% Now Deteriorated Finish, E Location: At Corner		2037 Area Affa	* * Pected : 50%	5	\$2,000	
Stucco Cement	25%		2045	* *	5	\$3,600	
Roof							
Modified Bitumen Skylight, Metal/Glass	95% 5% Recent Repair Evident Location: Main Roo		2037 2052 ea Affecte	* * * * ed : 75%	10 10	\$13,900 \$2,400	

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

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

Asset #: 1944

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits	1000/			LIEE	* *	_		
Cast Stone/Terra Cotta	100%			LIFE		5		
Interior Floors								
Cast in Place Concrete	5%	Now	\$3,800	LIFE	* *	5	\$5,000	
C 400 111 1 140 C C C C C C C C C C C C C C C C C C C			Extent : Moderate		fected : 15%		\$2,000	
	_	_	nt Locker Room Are		,			
Ceramic Tile	5%	Now	\$6,300	2035	\$125,700	5	\$1,100	
			Extent : Moderate			-	, ,	
	_	: Through						
Marble Panels	5%			LIFE	* *	5	\$1,700	
Terrazzo	15%	4+	\$31,300	LIFE	* *	5	\$5,400	
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 10%			
	Location	: Lobby						
Vinyl Tile	70%	Now	\$17,200	2032	\$862,200	3	\$12,000	
•	Cracking/C	Crumbling,	Extent: Moderate,	, Area A <u>f</u>	fected : 20%			
	Location	: Through	out					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile		Now	\$23,900	2035	\$238,800	5	\$2,200	
	_	_	Extent: Moderate,	, Area A <u>f</u>	fected: 10%			
		: Bathrooi	n Shower Stalls					
Fiberglass Panel	5%			LIFE	**			
			Extent : N/A, Area A	ffected :	100%			
		: Bathroon						
		ion : Wall						
Plaster		Now	\$89,800	LIFE	**	5	\$22,700	
	_	_	Extent: Moderate,	, Area A <u>j</u>	fected: 10%			
G. Trans	Location	: Through	out					
Ceilings AcousTileSusp.Lay-In	90%			2037	* *	5	\$41,100	
Acous The Susp. Lay-III		iscolorina	Extent : Moderate			3	\$41,100	
	_	: Through		, 217 cu 21 <u>)</u>	Jecieu . 5070			
Exposed Struc: Concrete				LIFE	* *	5	\$400	
Metal Panel	5%			LIFE	* *	5	\$2,900	
Site Enclosure	370			LIIL			Ψ2,700	
Fence/Gates								
Chain Link	100%	4+	\$13,900	2042	* *			
		Rusting, E	xtent : Moderate, A		cted : 50%			
		: Through		**				
Retaining Walls								
Cast in Place Concrete	100%			2052	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			

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

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

Asset #: 1944

Architecture		Current I	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,000	2037	* *			
	U	<u></u>	Extent : Moderate Around Perimeter					
Parking/Driveway								
Asphalt	90%	4+	\$16,600	2035	\$331,600			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 30%			
	Location	: Through	out Parking Lot					
	Sinking/Subsiding, Extent: Moderate, Area Affected: 10%							
	Location	: North Si	de Of Rear Parking	Area				
Cast in Place Concrete	10%	0-2	\$10,100	2037	* *			
	Cracking/	Crumbling,	Extent : Moderate		ffected : 50%			
	_	_	out Front Parking	-	•			
Activity Yard								
Cast in Place Concrete	80%			2037	* *			
Pavers/Stone	5%			2041	* *			
Rubber Matting	15%			2032				

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2032	\$14,700	5	\$100	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location : Electrica	l Room					
	Explanation: Main	Service Switch Rat	ed 800 A	mperes			
Raceway							
Conduit	100%		2032	\$40,300	1		
Panelboards							
Fused Disc Sw	10%		2031	\$3,900	5	\$100	
Molded Case Bkrs	90%		2031	\$35,100	5	\$600	
Wiring							
Thermoplastic	100%		2032	\$56,900	1		
Motor Controllers							
Locally Mounted	100% 2-4	\$1,700	2037	* *	5	\$100	
	Corroded, Extent : Mo	oderate, Area Affec	ted : 1%				
	Location: Roof						
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
	Other Observation, E.	xtent : N/A, Area A	ffected :	100%			
	Location: Basemen	t Boiler Room					
	Explanation: Groun	nd Observed					

Stand-by Power

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

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

Asset #: 1944

Electrical	Current Repair	Future I	Replacement	M					
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power									
Transfer Switches	1000/	•	D.C. 100	_					
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, Generator Cannot Handle Emergency Load								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Outside Side Yard								
	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 7 00	1.0					
HID	30%	2032	\$35,700	10					
	Other Observation, Extent : Light, Area Affected : 100% Location : Outside Perimeter								
	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, Area Affected : 100%								
	Location: Hallways, Outside								
	Explanation: CCTV Surveillance	e Cameras							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2037	* *	1-3	\$4,800				

Mechanical	Current Repair	Future F	Replacement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E 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.

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

Asset #: 1944

Mechanical		Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Steam Boiler	50%			2037	* *	1	\$12,900		
			Extent : N/A, Area A	lffected :	50%				
	Location								
		ion : 1 Of	2 Is An Older Unit.						
Steam Boiler	50%			2049	**	1	\$12,900		
			Extent : N/A, Area A	!ffected :	50%				
		: Basemer		1 2020					
D' - 4 - 2	Explanat	ion : 1 Of	2 Boilers Installed	In 2020.					
Distribution	1000/			2022	¢204 400				
Steam Piping/Pump	100%	tallation	Extent : N/A, Area A	2032	\$204,400				
			exieni : N/A, Area A nt. Steam Piping As	-					
Terminal Devices	Locuiton	. Dusemer	u. Steam I tping As	socialea	wiin Newer Boiler	•			
Convector/Radiator	100%			2030	\$208,700	1	\$8,400		
Air Conditioning	10070			2030	\$200,700	1	\$0,400		
Energy Source									
Electricity	100%			2040	* *	1			
Conversion Equipment	10070			20.0					
Window/Wall Unit	20%			2027	\$19,300	1			
No Component	80%				\$13,000	-			
Terminal Devices									
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									
	Other Observation, Extent: N/A, Area Affected: 30%								
	Location	: Roof An	d By Fire Escape S	tairs.					
	Explanat	ion : Refri	gerant Piping Dam	aged An	d Missing Insulatio	on.			
No Component	95%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600		
Exhaust Fans							****		
Roof		Now	\$4,900	2032	\$49,000	2	\$600		
		_	ent : Moderate, Area Defective Egyp	a Affected	d: 15%				
*** ** *		. коој. 3	Defective Fans.	2022					
Wall Unit	1%		7	2032	\$100	2			
			Extent : N/A, Area A	Iffected :	100%				
			nt Child Care						
Di 1 '	Explanat	ion : 2 Un	IIS.						
Plumbing U/C Water Pining									
H/C Water Piping Galvanized Steel	100%			2030	\$325,800	1			
Garvanizeu Sieei	10070			2030	\$343,600	1			

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

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

DEPT. OF HOMELESS SERVICES - 071 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

Mechanical	Current Repair	Futui	e Replacement	Maintenance				
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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 Insta	ılled 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/A, Area Affected :	100%					
	Location: Basement To 6th	h Floor						
	Explanation: 2 Units.							
Fire Suppression								
Sprinkler								
Generic	100%	2052	* *	1-2	\$7,300			
Chemical System								
No Component	95%							
Generic	5%	2027	\$2,400	1-3	\$11,200			

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

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE

Borough : BROOKLYN Agency's Number : FK28
Program / Asset # : DHS0085.000 / 4457 Yr Built/Renovated : 1923 / 2012

Area Sq Ft : 55,000 Project Type : HOMELESS SERVICES

Date of Survey : 19-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 3243 Lot : 46 BIN : 3073773

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$536,300	
Interior Architecture	\$333,100	\$308,100
Electrical		\$878,100
Mechanical	\$452,900	\$1,264,600
Total	\$1,322,400	\$2,450,900
Importance Code A	\$536,300	\$570,800
Importance Code B	\$652,500	\$1,880,100
Importance Code C	\$133,600	
Total	\$1,322,400	\$2,450,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,300			\$19,600
Interior Architecture	\$112,400	\$2,100		\$1,400
Electrical	\$5,300	\$6,900	\$5,300	\$12,200
Mechanical	\$6,800	\$35,400	\$8,900	\$6,200
Site Pavements	\$1,400			
Total	\$173,200	\$44,400	\$14,200	\$39,500
Importance Code A	\$50,000	\$2,700	\$2,700	\$22,500
Importance Code B	\$74,300	\$41,700	\$11,400	\$17,000
Importance Code C	\$48,800			
Total	\$173,200	\$44,400	\$14,200	\$39,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset #: 4457

Architecture	Current	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	450/ 35	***			_	0.7 0.00		
Masonry: Brick	45% Now	\$207,300	LIFE	**	5	\$25,800		
	Cracking/Crumbling				4			
	Water Penetration, I	tockholm Street And		-	it			
		or Apartments And I						
M. T.				**		#2.100		
Masonry: Limestone	5% Now Cracking/Crumbling	\$22,000	LIFE		5	\$2,100		
	Location : Through	-	и Ајјестес	1.10/0				
Start Garage			2020	* *		\$25 QQQ		
Stucco Cement	50% Now Cracking/Crumbling	\$158,400	2039		5	\$35,800		
		g, Extent : Moderate ad South Side Of But		естей . 15/0				
	Water Penetration, I	-	_	ted · 5%				
	Location : Apartm		rea rijjeei	.ca . 570				
Windows	1							
Aluminum	100% Now	\$170,600	2050	* *	5	\$6,100		
	Air Infiltration, Exte		Affected .	: 50%		. ,		
	Location: Through	hout						
	Broken/Missing Eler Location : Through		erate, Are	a Affected : 75%				
	Ctrwt/Balnc Not Fun	nct, Extent : Modera	ite, Area A	Iffected : 50%				
	Location: Through	hout Apartments An	d Offices					
Parapets								
Cast Stone/Terra Cotta	20%		LIFE	* *	5	\$14,500		
Masonry: Brick	35% 0-2	\$20,200	LIFE	* *	5	\$3,300		
	Joint Mortar Miss/E		Area Affe	cted : 10%				
	Location : Parape	ts						
Stucco Cement	45% 2-4	\$5,100	2039	* *	5	\$5,400		
	Cracking/Crumbling	-	ea Affected	d : 5%				
	Location : Parape	ts						
Roof	0.50/		2020	* *	10	010.60 0		
Modified Bitumen	95%		2039	* *	10	\$19,600		
Skylight, Metal/Glass	5%		2054	* *	10	\$3,400		

Interior

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset #: 4457

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	5 0/					_	4.6.200	
Cast in Place Concrete	5%		015 500	LIFE	* *	5	\$6,200	
Ceramic Tile	10%		\$15,700	2043		5	\$2,900	
			Extent : Light, Are	ea Affecti	ed : 10%			
		ı : Toilets T	nrougnout					
Quarry Tile	5%			2047	* *	5	\$4,300	
Vinyl Tile	20%		\$15,400	2034	\$308,100	3	\$4,300	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
	Location : Apartment Kitchens Patching Evident, Extent : Light, Area Affected : 10%							
	_		-		10%			
		-	nt Kitchen Through	hout				
Wood	60%		\$199,600	2049	* *	5	\$32,100	
	Deteriorated Finish, Extent: Moderate, Area Affected: 75%							
	Location	ı : Apartme	nt Throughout					
Interior Walls								
Ceramic Tile		Now	\$72,700	2037	* *	5	\$13,500	
	_	_	Extent: Moderate	e, Area A	ffected : 15%			
		ı : Toilets T	-					
	_		Extent : Moderate,	Area Afj	fected : 5%			
	Location	ı : Stairs						
Gypsum Board	40%			LIFE	* *	5	\$32,500	
Masonry: Fieldstone	10%		\$60,900	LIFE	* *			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 15%			
	Location	ı : Basemer	nt					
	Explana	tion : Mort	ar Joint Erosion					
Plaster	30%	Now	\$48,200	LIFE	* *	5	\$12,200	
	Cracking/	Crumbling,	Extent: Moderate	Extent : Moderate, Area Affected : 10%				
	Location	ı : 4th Floo	r Apartments And	G And H	Line Apartments			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı: 4th Floo	r Apartments And	G And H	Line Apartments			
Ceilings								
Plaster	100%	Now	\$33,000	LIFE	* *	5	\$34,700	
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	eted : 10%			
	Location	ı : Basemer	nt Mechanical Room	m				
Site Enclosure								
Fence/Gates								
Chain Link	50%			2054	* *			
Iron Picket	50%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%	ı		2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset #: 4457

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	50% 4+	\$600	2047	* *			
	Cracking/Crumbling,	Extent: Light, Are	a Affecte	ed : 10%			
	Location : Through	out					
Steel Grating	50%		2044	* *	1		
_	Other Observation, E	xtent : N/A, Area A	ffected :	100%			
	Location : Exterior	Fire Escapes					
	Explanation : Fire I	Escapes					
Activity Yard							
Cast in Place Concrete	100% 2-4	\$700	2047	* *			
	Cracking/Crumbling,	Extent: Light, Are	a Affecte	ed : 2%			
	Location : Central C	Courtyard					

Electrical	Current Repair	Current Repair Future Replacement Maintenance			Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2044	* *	5	\$200		
	Other Observation, Extent: N/A,	Area Affected : 1	00%				
	Location : Electrical Room						
	Explanation : Three Main Servio 200 Amperes.	ce Disconnect Sw	ritches Rated At C	One 400 1	Amperes And Two		
Switchgear / Switchboard	_						
Fused Disc Sw	100%	2044	* *	5	\$200		
Raceway							
Conduit	100%	2044	* *	1			
Panelboards							
Molded Case Bkrs	100%	2042	* *	5	\$1,400		
Wiring							
Thermoplastic	100%	2044	* *	1			
Motor Controllers							
Locally Mounted	100%	2039	* *	5	\$400		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$800		
Lighting							
Interior Lighting							
Fluorescent	30%	2034	\$245,200	10	\$15,100		
	Other Observation, Extent: N/A,	Area Affected : 1	00%				
	Location : Offices, Basement, H	allways, Stairway	y				
	Explanation: T-12 Lamps						
Incandescent	70%	2034	\$632,900	2	\$900		
Egress Lighting							
Emergency, Battery	50%	2039	* *	10	\$6,600		
Exit, Service	50%	2039	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset #: 4457

Electrical	Current Rep	air Future Ro	eplacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
LED	30%	2042	* *			
No Component	70%					
Alarm						
Security System						
Generic	100%	2039	* *	1	\$20,500	
	Other Observation, Exten	nt : N/A, Area Affected : 100	0%			
	Location : Hallways Ar	nd Outside Perimeter				
	Explanation : CCTV St	rveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2039	* *	1-3	\$33,900	
	Other Observation, Exter	nt : N/A, Area Affected : 100)%			
	Location: Throughout	The Building				
	Explanation : Strobe Li	ghts, Manual Pull Stations,	Alarm Bells, Sr	noke De	tectors, Horns	

Mechanical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2032	\$570,800	1	\$27,200	
	Other Observation, Ext	ent : N/A, Area Affected	: 100%			
	Location: Boiler Roc	om -				
	•	line Fired Modular Hot	Water Boiler At 300,	000 Brit	ish Thermal Unit	
	Per Hour Each					
Distribution	1000/		44400			
Hot Wtr Piping/Pump	100%	2033	\$117,500	4	\$2,700	
Terminal Devices	1000/	2022	# 120 200		417 000	
Convector/Radiator	100%	2032	\$439,300	1	\$17,800	
Controls	1000/		** **********************************			
Electrical	100%	2027	\$298,600			
Air Conditioning						
Energy Source	1000/		* *			
Electricity	100%	2042	* * *	1		
Conversion Equipment	4.50/		440 400			
Window/Wall Unit	15%	2027	\$30,500	1		
No Component	85%					
Ventilation						
Distribution	1000/	* ****		2.5	420.5 00	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,700	
Exhaust Fans			***		**	
Roof	100%	2029	\$104,200	2	\$1,700	

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE (2 BUILDINGS)

Asset #: 4457

Mechanical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2044	* *	1		
Galvanized Steel	20%		2032	\$137,200	1		
Water Heater With Tanks							
Gas Fired	100%		2029	\$50,000	2		
	Other Observation,	, Extent : N/A, Area A	ffected :	100%			
	Location: Boiler	Room					
	Explanation: Two	o Units At 100 Gallor	ıs Each				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2026	\$1,700	4	\$1,700	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2044	* *	1-2	\$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - FY 2025 Print Date: 15-Aug-2024

Asset Name : THIRD STREET SHELTER

Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.

Borough Agency's Number : MANHATTAN : N/A

Program / Asset # : DHS0030.000 / 1956 Yr Built/Renovated : 1915 / 2012

Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES

Date of Survey : NONE : 17-Sep-2020 **Landmark Status**

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,Mez

: 458 BIN : 1006546 Block Lot : 11

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$455,600	\$148,100
Interior Architecture	\$629,000	\$2,209,500
Electrical	\$418,900	\$642,800
Mechanical	\$158,500	\$3,518,100
Total	\$1,662,000	\$6,518,500
Importance Code A	\$455,600	\$148,100
Importance Code B	\$1,206,400	\$6,370,400
Total	\$1,662,000	\$6.51 9.500

Total	\$1,662,000	\$6,518,500
10(4)	Φ1,002,000	φυ,510,500

<u> </u>			
\$48,000			
\$207,300	\$161,600	\$58,600	\$73,600
\$42,100	\$48,800	\$6,800	\$6,800
\$297,400	\$210,400	\$65,400	\$80,400
\$23,000	\$23,000	\$23,000	\$23,000
\$11,700			
\$7,400			
\$99,800	\$116,900	\$35,500	\$40,700
\$11,000	\$19,600	\$6,800	\$6,400
\$109,200	\$9,000		\$10,200
\$35,300	\$41,900		
FY 2026	FY 2027	FY 2028	FY 2029
	\$35,300 \$109,200 \$11,000 \$99,800 \$7,400 \$11,700 \$23,000 \$297,400 \$42,100 \$207,300	\$35,300 \$41,900 \$109,200 \$9,000 \$11,000 \$19,600 \$99,800 \$116,900 \$7,400 \$11,700 \$23,000 \$23,000 \$297,400 \$210,400 \$42,100 \$48,800 \$207,300 \$161,600	\$35,300 \$41,900 \$109,200 \$9,000 \$11,000 \$19,600 \$6,800 \$99,800 \$116,900 \$35,500 \$7,400 \$11,700 \$23,000 \$23,000 \$23,000 \$297,400 \$210,400 \$65,400 \$42,100 \$48,800 \$6,800 \$207,300 \$161,600 \$58,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1956

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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 Mor	tar Miss/Ei	od, Extent : Moder	ate, Area	a Affected : 25%				
	Location : Walls Facing Courtyard, Bulkhead								
			derate, Area Affect cing Courtyard, Bi		Ó				
			: 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							
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	fected : 50%				
	Location								
			, Extent : Moderate	, Area A	ffected : 50%				
	Location	: Stairs							
Parapets	• • •				di di	_	4.5 00		
Cast Stone/Terra Cotta	3%		#25.5 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		* * * * * * * * * *		
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.

^{**} 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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	100/	. +	015 000	TIPE	* *	_	#22.400	
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 ents, Extent : Mod			3	\$3,800	
	Location : H		ms, Extent . Mou	егиге, Агс	eu Affecteu . 50/0			
			Extent : Severe, A	rea Affec	ted · 50%			
	Location: I	_	Extent : Severe, 11	100 H	. 5070			
			od, Extent : Moder	ate. Area	Affected · 50%			
	Location : I			, 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/Cra	ımbling,	Extent : Light, Are	ea Affecte	ed : 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 Ξ 4 000	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	Factor 1 . 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			ents, Extent : Seve		Affected · 50%			
		-	low Ramp At West		1,1,000,00			
			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.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1956

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	50%	2-4	\$7,400	2052	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	: Sideyard	Stair To Basement					
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, An	ea Affec	eted : 40%			
	Location	: Side Yard	d Area					

Priority

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1956

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators	4000/	• • • •	4404400		00000	
Diesel	100%	2028	\$106,100	1	\$26,600	
	Other Observation, Extent: Light, Area		: 100%			
	Location: Generator Room In Sub-Ba	sement				
D. #	Explanation: One 200 Kilowatts					
Batteries Lead/Acid	100%	2026	\$2,400	5	\$2,500	
Fuel Storage	10070	2020	\$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	\$37,500	5		
wani Tank	Other Observation, Extent : Light, Area			3		
	Location: Sub-basement	Пуссиси	. 100/0			
	Explanation: One 275 Gallons					
ighting	Emplantation i dille 270 dations					
Interior Lighting						
Fluorescent	88%	2037	* *	10	\$55,500	
	Other Observation, Extent : Light, Area		: 100%		****	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
Fluorescent	2%	2037	* *	10	\$1,300	
11001000011	Other Observation, Extent : N/A, Area A		100%	10	Ψ1,500	
	Location: Stairway	00				
	Explanation : Compact Fluorescent La	amps				
Fluorescent	10%	2027	\$102,200	10	\$6,300	
Tuoreseent	T-12 Lamps And Fixtures, Extent : Light			10	ψ0,500	
	Location: Sub-basement	, 111 000 119,	, , , , , , , , , , , , , , , , , , , ,			
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	lorn, Smoke Detect	or And F	Tire Alarm Panel	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1956

Mechanical		Current Repair			e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/			20.42		-	#21 2 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	#200	
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.

^{**} 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)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping Brass/Copper Galvanized Steel	50% 50% Now Corroded, Extent : S Location : Sub-ba	\$8,600 Severe, Area Affected sement And Water M		\$431,200 \$428,600	1		
HW Heat Exchanger							
Steam Fired	100%		2032	\$324,700	4	\$6,800	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% 0-2 Corroded, Extent : I Location : Sub-ba		LIFE cted: 109	**	1		
Sump Pump(s)							
Non-Submersible	100%		2042	* *	4	\$2,200	
Backflow Preventer Generic	100%		2040	* *	1	\$4,200	
Fixtures Generic	100%						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
		From Sub-Basement sement To 1st Floor			Basemen	t To 6th Floor, 1	
Fire Suppression							
Standpipe Generic	100%		2032	\$309,200	1-5	\$35,900	
Sprinkler Generic	100% Now Corroded, Extent : S Location : Baseme		2032 d : 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							
Generic	100%		2030	\$47,800	1-3	\$223,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE

Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET

Borough : BRONX Agency's Number : FB26

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES
Date of Survey : 24-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5

Block : 2527 Lot : 14 BIN : 2003496

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$421,500	\$78,000		
Interior Architecture	\$443,100	\$140,700		
Electrical	\$1,049,000	\$792,900		
Mechanical	\$339,100	\$1,366,500		
Total	\$2,252,800	\$2,378,100		
Importance Code A	\$556,400	\$78,000		
Importance Code B	\$1,536,400	\$2,225,700		
Importance Code C	\$159,900	\$74,400		
Total	\$2,252,800	\$2,378,100		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$85,600			\$11,700
Interior Architecture	\$78,900	\$1,000	\$9,900	\$10,900
Electrical	\$17,400	\$6,300	\$6,800	\$71,400
Mechanical	\$57,900	\$7,100	\$12,800	\$29,400
Site Pavements	\$3,700			
Total	\$243,600	\$14,400	\$29,500	\$123,300
Importance Code A	\$85,600	\$3,200	\$3,200	\$15,000
Importance Code B	\$124,100	\$11,200	\$16,400	\$108,300
Importance Code C	\$33,900		\$9,900	
Total	\$243,600	\$14,400	\$29,500	\$123,300



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

rchitecture	Current Repair	Future Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
terior	•				
Exterior Walls					
Masonry: Brick		LIFE *	* 5	\$3,500	
	Graffiti, Extent : Severe, Area Affected : 2%	ó .			
	Location: Sides Of Building				
	Vertical Cracks, Extent : Moderate, Area A	ffected : 5%			
	Location: Front Facade				
	Water Penetration, Extent: Moderate, Area	**	,		
	Location: Bulkheads A And B, Foundation				
Metal Panel		*	* 5	\$2,600	
	Deformed/Dented, Extent : Severe, Area Af Location : Stair Bulkhead	fected : 10%			
Pre-Cast Concrete		IFE *	* 5	\$6,800	
Stucco Cement	90% Now \$345,100 2	* *	* 5	\$78,000	
	Cracking/Crumbling, Extent : Severe, Area Location : Rear Of Building	Affected: 20%			
	Other Observation, Extent : Severe, Area A	ffected : 10%			
	Location : Rear And Sides Of Building				
	Explanation : Graffiti				
Windows					
Aluminum		**	* 5	\$14,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Location : Throughout	Area Affected : 5%			
	Repairs in Progress, Extent : N/A, Area Aff	ected : 5%			
	Location: Window Balance Repairs				
Metal Clad		*	* 5	\$4,900	
	Bent/Warped Elements, Extent : Severe, Are	ea Affected : 25%			
	Location: Stairs	1.00			
	Deteriorated Finish, Extent : Severe, Area	Affected: 50%			
	Location: Stairs	100 / 1 500/			
	Thermally Inefficient, Extent: Moderate, A	rea Affected : 50%			
Descripto		rea Affected : 50%			
Parapets Motal Panel	Thermally Inefficient, Extent : Moderate, A Location : Stairs	-	* 5	\$1.200	
Parapets Metal Panel	Thermally Inefficient, Extent : Moderate, A Location : Stairs 5% 2	***************************************	* 5	\$1,200	
•	Thermally Inefficient, Extent : Moderate, A Location : Stairs 5% Other Observation, Extent : N/A, Area Affe	***************************************	* 5	\$1,200	
	Thermally Inefficient, Extent : Moderate, A Location : Stairs 5% Other Observation, Extent : N/A, Area Affe Location : Copings	* xcted : 100%	* 5	\$1,200	
Metal Panel	Thermally Inefficient, Extent: Moderate, A Location: Stairs 5% Other Observation, Extent: N/A, Area Affe Location: Copings Explanation: Metal Panel Over Stone Co	2054 * cted : 100%	. 3	·	
•	Thermally Inefficient, Extent: Moderate, A Location: Stairs 5% Other Observation, Extent: N/A, Area Affe Location: Copings Explanation: Metal Panel Over Stone Co 95% 2	2054 * cted : 100% ppings 2054 *	. 3	\$1,200 \$22,100	
Metal Panel	Thermally Inefficient, Extent: Moderate, A Location: Stairs 5% Other Observation, Extent: N/A, Area Affe Location: Copings Explanation: Metal Panel Over Stone Co	* 2054 * * * * * * * * * * * * * * * * * * *	. 3	·	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

Architecture	Current R	Current Repair			M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Modified Bitumen	95% Now	\$39,800	2039	* *			1
	Water Penetration, Ex		ı Affected	: 20%			
	Location: Units 5f, .	5i And 5e					
Skylight, Metal/Glass	5% Now	\$10,800	2044	* *			
	Water Penetration, Ex		lrea Affect	ted : 10%			
	Location : Stairs A A						
	Other Observation, Ex	-	Affected :	5%			
	Location: Roof Of B	-					
-	Explanation : Some	Skylights Are Not	Installed				
nterior							
Floors	20/		2022	¢22.600	2	£2.000	
Carpet	2%	¢0.100	2033	\$33,600	3	\$2,900	
Cast in Place Concrete	5% Now Water Penetration, Ex	\$8,100	LIFE		5	\$10,600	
	Location : Sub-base		і Ајјестеа	. 5%			
	Other Observation, Ex		a Affactad	. 50/			
	Location : Sub-baser		и Ајјестеи	. 570			
	Explanation: Groun						
Ceramic Tile	10% Now	\$10,700	2043	* *	5	\$4,000	
Ceramic The	Cracking/Crumbling,				3	\$4,900	
	Location : Staff Rest		-	za . 2570			
0 571				* *		Ф2.200	
Quarry Tile	3% Now	\$10,500	2039		5	\$2,200	
	Broken/Missing Eleme						
	Location : Security (-				
	Other Observation, Ex			tea : 5%			
	Location: 1st Floor	-	ior				
7.7° 1.00°1	Explanation : Loose		2020	ale ale		Ф10.000	
Vinyl Tile	30% Now	\$15,700	2039	* *	3	\$10,900	
	Cracking/Crumbling,		rea Affecti	ed : 10%			
	Location : Througho						
Wood	50% 0-2	\$283,200	2049	**	5	\$45,600	
	Deteriorated Finish, E		Area Affe	cted : 30%			
	Location : Througho						
	Dry Rot/Decay, Extent		Affected	: 20%			
	Location : Througho	ut					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls			*			_		
Ceramic Tile	2%		\$159,900	2049	**	5	\$2,500	
		-	ents, Extent : Seven	re, Area .	Affected: 25%			
			nt Corridors	1 00	. 1 100/			
			e, Extent : Severe, A	irea Affe	cted : 10%			
		ı : Basemer	11					
Ceramic Tile	8%			2043	**	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
Gypsum Board	50%		\$33,900	LIFE	**	5	\$74,400	
			Extent : Severe, A	rea Affec	eted : 10%			
	Location	ı : Through	out					
Plaster	35%			LIFE	* *	5	\$26,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	* *	5	\$14,500	
Exposed Struc: Concrete				LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$66,300	
Plaster	20%			LIFE	* *	5	\$12,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$3,700	2047	**			
	_	_	Extent : Moderate		tjected : 2%			
	Location	ı : Universi	ty Avenue At Front	Entry				
On-Site Walkways	0.50			20.45				
Cast in Place Concrete	95%			2047	* *			
Pavers/Stone	5%			2043	* *			

lectrical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	\$24,700	5	\$300	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Electric	al Room Basement					
	Explanation: One	1,200 Ampere And	One 800	Ampere Main Disc	onnect S	Switch	
Switchgear / Switchboard	_	-					
Fused Disc Sw	100%		2034	\$158,800	5	\$300	
Raceway							
Conduit	95%		2034	\$107,600	1		
Conduit	5%		2054	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Panelboards								
Fused Disc Sw	5%			2033	\$4,400	5	\$100	
Molded Case Bkrs	85%			2033	\$74,600	5	\$1,500	
Molded Case Bkrs	10%			2050	* *	5	\$200	
Wiring								
Thermoplastic	90%			2034	\$152,900	1		
Thermoplastic	10%			2054	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	\$202,600	5	\$400	
Ground								
Grounding Devices	40001	3.7	4.0.20		نان بان	_	** **	
Generic	Corroded,		\$10,200 evere, Area Affected ain Basement	LIFE !: 100%	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	65%			2029	\$627,800	10	\$38,800	
	-	luorescent : Apartme	t Light, Extent : Lig nt Units	ht, Area	Affected : 100%			
Fluorescent	15%			2029	\$144,900	10	\$8,900	
	-	And Fixtus : Apartme	res, Extent : Light, nt Units	Area Aff	ected : 100%			
Fluorescent	10%			2034	\$96,600	10	\$6,000	
	_		res, Extent : Light, Electrical And Mec					
LED	10%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	\$53,300	10	\$7,800	
Exit, Service	30%			2029	\$8,200	1		
Exit, Service	20%			2039	* *	1		
Exterior Lighting								
HID	20%			2029	\$59,200	10		
HID	10%			2039	* *	10		
No Component	70%							
Alarm				_				
Security System								
Generic	100%			2039	* *	1	\$24,300	
Fire/Smoke Detection								
Generic, Analog	100%			2029	\$163,800	1-3	\$41,300	
			Extent : Light, Area	Affected	: 100%			
		-	Office First Floor					
		ion : Alam For The F	Bell, Pull Boxes A uture	nd Fire A	Alarm Panel The Sy	ystem Wi	ll Need To	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

Mechanical		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Hot Water Boiler	Location .	Basemen	\$134,900 re, Area Affected : t. Broken Boiler C Severe, Area Affe	asing	**	1	\$28,900	
		rvation, E. Subcellar	xtent : Light, Area		At Bottom Due To I : 100%	Broken C	asing	
Distribution Hot Wtr Piping/Pump			\$27,800 oderate, Area Affe And Cellar	2033 cted : 409	\$138,800	4	\$3,200	
Terminal Devices Convector/Radiator	Location . Not in Servi	Subcellar	\$103,800 oderate, Area Affe c, Cellar And Vario c: Moderate, Area Locations	us Floor.	S	1	\$18,900	
Controls Electrical	100%			2032	\$352,900			
Air Conditioning	10070				\$202,500			
Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	20%	0-2	\$100,400	2032	\$200,800	2	\$600	
Cooling	Malfunctioning, Extent: Moderate, Area Affected: 20% Location: Subcellar And Cellar. All Units Are Not Working Not in Service, Extent: Moderate, Area Affected: 20% Location: Subcellar And Cellar R-22 Refrigerant, Extent: Light, Area Affected: 100%							
Window/Wall Unit No Component	5% 75%	Subcentur	And Cellar	2029	\$12,000	1		
Ventilation	7370							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
Exhaust Fans	200/			2024	Ø56 300	2	# 400	
Interior Roof	20% 80%	0-2	\$19,700	2034 2034	\$56,300 \$98,500	2 2	\$400 \$1,300	
KOOI	Noisy/Vibra Location .	ting, Exte Roof. On	nt : Moderate, Are e Unit Vibrating A	a Affecte nd Noisy	d : 10%	2	\$1,500	
			: Moderate, Area Inits Are Not Work		: /0%			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4449

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$4,500	LIFE	* *	1		
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	5%			
	Location	: Rooms 5	-a, 5-f					
Sump Pump(s)								
Submersible	100%			2026	\$2,000	4	\$2,100	
Backflow Preventer								
Generic	100%			2034	\$28,400	1	\$4,000	
Fixtures								
Generic	100%							
	Obsolete l	Fixtures, Ex	tent : Severe, Area	Affected	! : 30%			
	Location	: Various	Floors					
Fire Suppression								
Standpipe								
Generic	100%			2044	* *	1-5	\$34,000	
Sprinkler								
No Component	95%							
Generic	5%			2044	* *	1-2	\$900	
Chemical System							-	
No Component	98%							
Generic	2%			2029	\$400	1-3	\$2,000	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : URBAN FAMILY CENTER

Address : 130 BARUCH PLACE @ E. HOUSTON ST

Borough : MANHATTAN Agency's Number : FM07
Program / Asset # : DHS0073.000 / 4445 Yr Built/Renovated : 1941 / 2015

Area Sq Ft : 91,283 Project Type : HOMELESS SERVICES

Date of Survey : 28-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 325 Lot : 1 BIN : 1077594

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$1,330,100	\$256,000		
Interior Architecture	\$403,500	\$3,257,800		
Electrical	\$254,200	\$1,922,800		
Mechanical	\$2,011,300	\$1,723,000		
Total	\$3,999,000	\$7,159,500		
Importance Code A	\$1,641,000	\$256,000		
Importance Code B	\$2,358,100	\$6,828,200		
Importance Code C		\$75,400		
Total	\$3,999,000	\$7,159,500		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$10,900	\$9,000		_
Interior Architecture	\$78,100	\$6,400		\$14,500
Electrical	\$81,600	\$8,900	\$9,500	\$65,400
Mechanical	\$5,400	\$13,100	\$15,000	\$28,100
Site Pavements	\$37,100			
Total	\$213,000	\$37,400	\$24,600	\$108,000
Importance Code A	\$55,200	\$18,100	\$9,000	\$9,000
Importance Code B	\$75,100	\$19,300	\$15,500	\$99,000
Importance Code C	\$82,800			
Total	\$213,000	\$37,400	\$24,600	\$108,000



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

rchitecture	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$177,000 Extent : Moderate out	LIFE Area A <u>f</u>	* * fected : 10%	5	\$75,700	
Cast Stone/Terra Cotta	5%	Now	\$353,000	LIFE	* *	5	\$59,200	
	_	Crumbling, : Through	Extent : Moderate out	Area A <u>f</u>	fected : 30%			
	U	Cracks, Ex.	tent : Moderate, Ar out	ea Affect	red : 30%			
Masonry: Brick	80%			LIFE	* *	5	\$121,100	
	Repairs in Progress, Extent : N/A, Area Affected : 50% Location : Various Facades							
Stucco Cement	5%	4+	\$8,400	2039	* *	5	\$9,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Rear Facade							
Windows								
Aluminum	95%			2042	* *	5	\$18,100	
	Repairs in Progress, Extent : N/A, Area Affected : 20% Location : Throughout							
Metal Louvers	5%	0-2	\$2,600	2043	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Throughout							
Parapets								
Metal: Cage/Fence	100%			2039	* *	5-10	\$86,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 URBAN FAMILY CENTER

Asset #: 4445

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Modified Bitumen	97% Now	\$646,700	2044	**			1
	Drains Inad/Misposn, Extent : Severe, Area Affected : 100% Location : Main Roof						
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 10% Location : Parapet Walls						
	Recent Replace Evident, Extent: N/A, Area Affected: 100%						
	Location: Main Roof						
	Seams Open/Split, Extent : Severe, Area Affected : 40% Location : Throughout Main Roof						
	Water Penetration, Extent: Severe, Area Affected: 10%						
		Location: Upper Floors					
	Other Observation, Extent : Severe, Area Affected : 100%						
	Location : Main R	oof					
	Explanation: Very	Poor Installation					
Skylight, Metal/Glass	3% Now	\$102,800	2044	* *			
	Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Bulkheads, Throughout						
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 10%						
	Location : Bulkhe		,	3,5			
	Repairs in Progress Location : Main Re	Extent : N/A, Area	Affected :	100%			
	Water Penetration,	•	lraa Affac	tad : 10%			
	Location : Bulkhe		1164 215560	ica . 1070			
nterior							
Floors							
Cast in Place Concrete	5% 4+	\$11,300	LIFE	**	5	\$14,900	
	Cracking/Crumbling	-		d: 5%			
		ent Mechanical Room					
Ceramic Tile	10% Now	\$75,100	2043	**	5	\$6,800	
	Cracking/Crumbling		e, Area Afj	fected: 30%			
		oms In Apartments					
Vinyl Tile	85% 0-2	\$62,500	2034	\$3,126,500	3	\$43,500	
	Cracking/Crumbling, Extent: Light, Area Affected: 5%						
	Location : Basement And 1st Floor Offices, Apartments Throughout Worn/Eroded, Extent : Light, Area Affected : 75%						
	Location : Baseme	ent And 1st Floor Of	jices, Apa	rtments Througho	out		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4445

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Interior Walls	100/			de de				
Cast in Place Concrete	10%	¢40.200	LIFE	* *	5	¢0,000		
Ceramic Tile	5% Now Broken/Missing Elem	\$48,200	2043		5	\$9,000		
	Location : Apartme			ea Affectea . 2076				
Congrete Masonry Unit		nus Buni oonis Tin	LIFE	* *	5	\$7,200		
Concrete Masonry Unit Gypsum Board	3% 10% Now	\$9,800	LIFE	* *	5	\$21,500		
Gypsum Board	Cracking/Crumbling,			ed · 10%	3	\$21,300		
	Location : Apartme	-	a Hyjeen	. 1070				
Plaster	70%		LIFE	* *	5	\$75,400		
Tiustoi		. Extent : Moderate		fected : 10%	5	Ψ73,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Staircases Throughout							
	Water Penetration, E	xtent : Moderate, A	rea Affe	cted : 10%				
	Location : Staircase	es Throughout						
Ceilings								
AcousTileSusp.Lay-In	10%		2047	* *	5	\$12,800		
Gypsum Board	20% 0-2	\$8,700	LIFE	* *	5	\$32,000		
	Cracking/Crumbling, Location: Through	-	ea Affecto	ed : 10%				
Plaster	70% Now Cracking/Crumbling, Location: Bulkhea		LIFE , Area Aj	* * fected : 10%	5	\$55,900		
	Water Penetration, E. Location : Bulkhea		lrea Affe	cted : 10%				
Site Enclosure								
Fence/Gates								
Iron Picket	100% Deteriorated Finish, Location: Through			* * d : 50%				
Retaining Walls								
Cast in Place Concrete	100%		2069	* *				
Site Pavements								
Public Sidewalk	1000/ Now	¢12 200	2047	* *				
Cast in Place Concrete	100% Now Cracking/Crumbling, Location: West Sid		2047 , Area Aj					
	Misaligned/Bulging, Location: West Sid	le Of Building						
	Tripping Hazard, Ext		ea Affect	ea : 5%				
On Cita Wall-	Location : West Sid	e Of Dunaing						
On-Site Walkways Cast in Place Concrete	100% 0-2 Sinking/Subsiding, E.	\$24,700 xtent : Moderate, A	2047 rea Affec	* * cted : 10%				
	Location : Rear All	ey						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4445

Electrical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	Location	: Electrica	\$44,200 Extent : Light, Area al Room & 800 Ampere Main			5 osure Sho	\$200 ows Signs Of	
Switchgear / Switchboard								
Fused Disc Sw	Location	: Basemen	\$158,800 Extent: Light, Area of Stoment Shows Signs		* * : 100%	5	\$200	
Raceway	Блрини	ion . Equip	ment shows signs	Of Rusi.				
Conduit	15%			2034	\$17,000	1		
Conduit	85%			2034	\$96,200	1		
Panelboards	0570			2031	Ψ, 0,200			
Fused Disc Sw	5%			2033	\$5,800	5	\$100	
Fused Disc Sw	10%			2033	\$11,700	5	\$200	
Molded Case Bkrs	15%			2042	* *	5	\$400	
Molded Case Bkrs	70%			2033	\$81,900	5	\$1,700	
Wiring								
Braided Cloth		0-2 Aged, Exte : Basemen	\$17,000 ent : Light, Area Afj et	2059 Fected : 1	**	1		
Thermoplastic	40%			2044	* *	1		
Thermoplastic	50%			2034	\$84,900	1		
Motor Controllers					•			
Locally Mounted	30%			2039	* *	5	\$200	
Locally Mounted	70%			2032	\$202,600	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,300	
	Location	: Basemen	Extent : Light, Area at Of Building A Sp					
Lighting	Ехріапаї	tion : Corre	раеа					
Interior Lighting								
Fluorescent	100%			2034	\$1,356,400	10	\$83,700	
1 idolescent	Other Obs Location	: Through				10	\$65,766	
	Explanai	tion : Using	g T8 Lamps					
Egress Lighting	2007			2020	044.000	10		
Emergency, Battery	30%			2029	\$44,900 * *	10	\$6,600	
Emergency, Battery	20%			2039	* *	10	\$4,400	
Exit, LED	10%			2062		1	\$2.500	
Exit, Battery	40%			2029	\$50,500	10	\$2,500	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4445

Electrical	Current Repai	r Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	10%	2029	\$41,600	10		
LED	10%	2042	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2042	* *	1	\$34,100	
	Other Observation, Extent	: Light, Area Affected : 1	00%			
	Location : Interior And E	xterior				
	Explanation : Cameras S	ecurity System				
Fire/Smoke Detection						
Generic, Digital	100%	2044	* *	1-3	\$58,000	
	Recent Installation, Extent	: N/A, Area Affected : 10	0%			
	Location : Throughout Th	he Building				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%	4+	\$122,700	2054	* *	1		
i uci	Not in Ser	vice Exten	t : Moderate, Area	Affected	. 100%			
	Location	: Basemen	t Vault, Fuel Tank . The Facility Present	and Fue	Delivery System V		0	
Conversion Equipment								
Steam Boiler	100%	Now	\$310,800	2039	* *	1	\$81,400	
	Damaged,	Extent : Se	evere, Area Affected	d: 100%				
			nt Damaged Durin eating System.	g Hurric	rane Sandy, The Fa	icility Pro	esently Operates	
	Other Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
		: Basemen						
	Explana	tion : 2 Uni	its					
Distribution								
Central Plant Steam Piping/Pmp	100%	4+	\$752,100	2054	* *	4	\$4,500	
	Leak Evid	ent, Extent	: Moderate, Area A	ffected :	50%			
	Location	: Leaking	Steam Piping In Vo	rious Lo	ecations			
	On Extend	led Life, Ex	tent : Moderate, Ai	ea Affec	ted : 100%			
	Location	: Through	out					
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Through	out					
	Explana	tion : All N	ew Steam Traps Re	cently In	stalled			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4445

lechanical		Current Repair		Futur	e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Convector/Radiator		4+ ed Life, Ex : Through	\$207,800 tent : Severe, Area out	2047 Affected	**: 100%	1	\$25,200	
Fan Coil Unit/Heat	5%			2029	\$110,500	1	\$1,500	
Controls								
Pneumatic	100%			2035	\$1,723,000			
ir Conditioning								
Energy Source								
Electricity	100%			2050	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2032	\$33,800	1		
No Component	90%							
entilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,200	
No Component	80%							
Exhaust Fans								
Roof	10%			2034	\$17,300	2	\$300	
No Component	90%							
umbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$57,300	2044	* *	1		
			oderate, Area Affec		6			
	Location	: Corrode	d, Leaking Riser Pi	ping				
HW Heat Exchanger								
Steam Fired	100%	4+	\$86,200	2054	* *	4	\$9,000	
			t : Severe, Area Affo					
	Location	: Basemer	it, Equipment Was I	Damaged	During Hurrican	e Sandy		
Sanitary Piping								
Cast Iron		Now	\$202,100	LIFE	* *	1		
			Extent : Moderate, 2					
	Location	: Through	out. Occasional Se	wage Bac	kup In Basement			
			Extent : Severe, Ared	a Affected	d : 100%			
	Location	: Through	out					
	Explanati	ion : Not C	Corrected Pitch					
Cast Iron	10%	0-2	\$67,400	LIFE	* *	1		
	Damaged,	Extent : Se	evere, Area Affected	d: 100%				
	Location	: Through	out Residence Bath	rooms, L	efective Bath Tub	e Triple I	Lever Valves	
Storm Drain Piping								
Cast Iron	100%	4+	\$94,300	LIFE	* *	1		
	On Extende	ed Life, Ex	tent : Moderate, Ar	ea Affect	ed : 100%			
		: Through		***				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4445

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	20%	0-2	\$3,600	2044	* *	4	\$400	
	Malfuncti	oning, Exte	nt : Moderate, Area	a Affected	d : 50%			
	Location	ı : Basemen	nt, 4 Of 8 Defective	Pumps				
Non-Submersible	80%			2029	\$14,300	4	\$1,500	
Backflow Preventer								
Generic	100%			2034	\$39,800	1	\$5,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2044	* *	1-2	\$7,700	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 402

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Address : 771-775 MACDONOUGH STREET

Borough : BROOKLYN Agency's Number : FK25
Program / Asset # : DHS0086.000 / 4458 Yr Built/Renovated : 1923 / 1990

Area Sq Ft : 45,000 Project Type : HOMELESS SERVICES

Date of Survey : 28-Feb-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4

Block : 1498 Lot : 53 BIN : 3040227

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$50,400	\$128,200
Interior Architecture	\$87,200	
Electrical	\$66,900	\$300,900
Mechanical		\$83,400
Total	\$204,500	\$512,500
Importance Code A	\$50,400	\$128,200
Importance Code B	\$154,100	\$384,300
Total	\$204.500	\$512.500

Total	\$204,500	\$512,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$8,600	\$3,400		\$11,400
Interior Architecture	\$45,000	\$800	\$6,700	\$400
Electrical	\$5,000	\$4,800	\$4,200	\$9,400
Mechanical	\$4,800	\$4,000	\$5,400	\$45,600
Site Enclosure	\$600			
Total	\$64,000	\$12,900	\$16,300	\$66,800
Importance Code A	\$10,800	\$5,600	\$2,200	\$13,700
Importance Code B	\$19,600	\$7,400	\$14,100	\$53,000
Importance Code C	\$33,500			
Total	\$64,000	\$12,900	\$16,300	\$66,800



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4458

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	5 00/	2.4	\$50.400		de de	_	#10.5 00	
Masonry: Brick	70%		\$50,400	LIFE	* *	5	\$12,500	
		Extent : Mo a : Front Fo	derate, Area Affect acade	rea : 10%)			
Metal Panel	5%			2054	* *	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,900	
Stucco Cement	20%			2039	* *	5	\$9,000	
Windows								
Aluminum	95%			2042	* *	5	\$5,100	
Metal Clad	5%			2042	* *	5	\$1,700	
Parapets	5 0/				de de	_	Φ2 000	
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,000	
Masonry: Brick	30%			LIFE	* *	5	\$1,500	
Metal Panel	40%	N T	\$000	2054	* *	5 5	\$7,800	
Metal Rail	5%		\$800	2039		3	\$1,800	
		/Rusting, E i : Through	xtent : Moderate, A out	area Ajje	ctea : 30%			
Stucco Cement	20%			2039	* *	5	\$2,600	
Roof								
Modified Bitumen	_		\$6,400 Moderate, Area Aj Ikhead	2034 ffected :	\$128,200 10%			
Skylight, Metal/Glass	2%	0-2	\$1,300	2044	* *			
Skyngin, Wear Glass	Miss/Dam		nings, Extent : Mod		ea Affected : 10%			
Interior								
Floors								
Carpet	5%			2033	\$28,700	3	\$2,500	
Ceramic Tile	40%		44.000	2043	**	5	\$13,300	
Vinyl Tile		Crumbling,	\$1,800 Extent : Moderate Offices And Apara			3	\$1,200	
Wood	45%		\$87,200	2062	* *	5	\$14,000	
wood	Deteriora		Extent : Moderate,		Sected : 25%	3	\$14,000	
Interior Walls								
Ceramic Tile	25%	Now	\$22,200	2043	* *	5	\$10,300	
	_	_	Extent : Light, Are rs And Stairs	ea Affecte	ed : 2%			
Concrete Masonry Unit	20%			LIFE	* *	5	\$6,600	
Gypsum Board	50%	Now	\$11,300	LIFE	* *	5	\$24,800	
, i	Water Pen		xtent : Moderate, A		cted : 5%			
Masonry: Brick	1%			LIFE	* *			
Masonry: Fieldstone	4%			LIFE	* *			
	170			D				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4458

Architecture	tecture Current Repair Future Replacement Maintenance		aintenance					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
Gypsum Board		Now	\$9,700	LIFE	* *	5	\$35,400	
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Daycare	Bathroom					
Plaster	15%			LIFE	* *	5	\$3,100	
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2069	* *			
Retaining Walls								
Cast in Place Concrete	50%			2069	* *			
Masonry: Brick	50%	0-2	\$600	2044	* *			
		ar Miss/Er : Main En	od, Extent : Moder stry Ramp	ate, Area	a Affected : 2%			
Site Pavements	Locuiton	. Main Bi	ury Ramp					
Public Sidewalk								
Cast in Place Concrete	100%			2039	* *			
On-Site Walkways	10070			2037				
Cast in Place Concrete	35%			2039	* *			
Pavers/Stone	35%			2043	* *			
Steel Grating	30%			2044	* *	1		
Steel Glating		ervation. E	Extent : N/A, Area A		100%	•		
			id Rear Of Building	,,,				
		ion : Fires		,				
Activity Yard	*		•					
Rubber Matting	100%			2034				

ectrical	Current Repa	ir Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2044	* *	5	\$200	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om				
	Explanation: One 400	Ampere And Two 200 Ar	npere Main Discor	nnect Sw	ritches.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2044	* *	5	\$200	
Raceway						
Conduit	95%	2044	* *	1		
Conduit	5%	2054	* *	1		
Panelboards						
Fused Disc Sw	5%	2042	* *	5	\$100	
Molded Case Bkrs	95%	2042	* *	5	\$1,100	
Wiring						
Thermoplastic	95%	2044	* *	1		
Thermoplastic	5%	2054	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4458

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fround							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$700		
ighting							
Interior Lighting							
Fluorescent	45%	2034	\$300,900	10	\$18,600		
	T-8 Lamps And Fixtures, I Location: Hallways And						
Fluorescent	10%	2029	\$66,900	10	\$4,100		
	T-12 Lamps And Fixtures, Location: Basement An		00				
LED	45%	2044	* *				
	Recent Installation, Exten Location : All Apartmen		100%				
Egress Lighting							
Emergency, Battery	50%	2042	* *	10	\$5,400		
Exit, LED	50%	2069	* *	1			
Exterior Lighting							
HID	20%	2034	\$41,000	10			
No Component	80%						
larm							
Security System							
Generic	100%	2039	* *	1	\$16,800		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways And Exterior Of The Building						
	Explanation : Cameras	Security System Only					
Fire/Smoke Detection							
Generic, Digital	100%	2044	* *	1-3	\$28,600		
	Recent Installation, Exten Location : Basement An		100%				

lechanical	Current Repair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Natural Gas	100%	2054	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2039	* *	1	\$22,300		
	Other Observation, Extent : Light	t, Area Affected : 100%					
	Location : Boiler Room						
	Explanation: 3 Gasoline Fired	Modular Hot Water Bo	ilers, Hydr	otherm 7	'20,000 Btu		
Distribution							
Hot Wtr Piping/Pump	100%	2042	* *	4	\$3,300		
Terminal Devices							
Convector/Radiator	100%	2039	* *	1	\$14,500		

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4458

Mechanical	Current Repai	ir Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning								
Energy Source								
Electricity	100%	2042	* *	1				
Conversion Equipment								
Window/Wall Unit	25%	2029	\$41,600	1				
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$12,500			
No Component	50%							
Exhaust Fans								
Roof	100%	2039	* *	2	\$1,400			
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2044	* *	1				
Water Heater With Tanks								
Gas Fired	100%	2033	\$83,400	2				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement							
	Explanation: Two 71 Ga	ıllon Tanks, Two 120 G	allon Tanks					
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Fixtures								
Generic	100%							
ire Suppression								
Sprinkler								
No Component	99%							
Generic	1%	2054	* *	1-2	\$100			
	Other Observation, Extent : Light, Area Affected : 1%							
	Location: Laundry Room	n						
	Explanation: One Sprin	kler Head Observed In	Laundry Room					

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 407

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : WEBSTER AVENUE SRO

Address : 1075 WEBSTER AVENUE @E. 166 STREET

Borough : BRONX Agency's Number : SR01
Program / Asset # : DHS0079.000 / 4451 Yr Built/Renovated : 1991 /

Area Sq Ft : 57,913 Project Type : HOMELESS SERVICES

Date of Survey : 04-Apr-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,9

Block : 2425 Lot : 20 BIN : 2102353

CAPITAL	FY 2026 - 2029	FY 2030 - 2035		
Exterior Architecture	\$1,952,500	\$104,800		
Interior Architecture	\$370,800	\$1,512,400		
Electrical	\$1,231,700	\$626,000		
Mechanical	\$675,600	\$180,300		
Total	\$4,230,600	\$2,423,500		
Importance Code A	\$1,952,500	\$285,100		
Importance Code B	\$2,278,200	\$2,138,300		
Total	\$4,230,600	\$2,423,500		

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$25,400	\$3,800		\$400
Interior Architecture	\$27,200	\$237,100	\$8,800	\$1,100
Electrical	\$25,600	\$9,700	\$10,200	\$40,400
Mechanical	\$88,800	\$43,300	\$15,000	\$41,800
Site Enclosure	\$18,500			
Site Pavements	\$11,100			
Elevators/Escalators	\$16,800	\$16,800	\$16,800	\$16,800
Total	\$213,400	\$310,600	\$50,800	\$100,600
Importance Code A	\$27,600	\$4,900	\$2,200	\$1,700
Importance Code B	\$147,500	\$304,100	\$48,600	\$98,900
Importance Code C	\$38,300	\$1,600		
Total	\$213,400	\$310,600	\$50,800	\$100,600



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Architecture	C	Current Repair Future Replacement Maintenance					aintenance		
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls						_	**		
Cast in Place Concrete	5%		0001 000	LIFE	* *	5	\$27,600		
Masonry: Brick Cavity		Now	\$891,800	LIFE	**	5	\$104,800		
			ent : Moderate, A e Of Building	ігеа Ајјес	ctea : 10%				
W:1	Location . 1	vorin Siae	e Of Building						
Windows Aluminum	100%	4+	\$806,700	2050	* *	5	\$14,400		
Aummum		-	: Severe, Area Af		50%	3	\$17,700		
	Location:			,	· · ·				
		_	nts, Extent : Seve	re, Area A	Affected : 5%				
		-	indows In 5 Loca						
	Ctrwt/Balnc	Not Funci	, Extent : Severe,	Area Aff	ected : 20%				
	Location: T	Throughor	ut						
			ent : Moderate, A	lrea Affec	cted : 10%				
	Location: 1	North Side	e Of Building						
Parapets									
Masonry: Brick Cavity	95%			LIFE	* *	5	\$4,300		
Metal Panel	5%		37/4	2044	**	5	\$900		
			tent : N/A, Area A	Iffected :	100%				
	Location : C Explanation		on Noted						
Roof	Explanation	i . Locuit	эн тогеа						
IRMA/Protected Membrane	80%	Now	\$25,400	2029	\$254,000				
	Miss/Damage Location : N		-	erate, Ar	ea Affected : 25%				
	Recent Repail Location : N		, Extent : Light, A	rea Affec	eted : 5%				
			ent : Light, Area		: 10%				
			And 9th Floor Lo						
			tent : Light, Area	Affected	: 5%				
	Location : N			<i>C</i> 1					
		n : Missin	g Insulation And				**		
Metal Panel	15%			2047	* *	10	\$3,800		
Skylight, Metal/Glass	5%			2044	* *	10	\$2,300		
nterior Floors									
Carpet	15%			2027	\$228,800	3	\$19,900		
Cast in Place Concrete	10%			LIFE	**	5	\$19,300		
Ceramic Tile	5%			2043	* *	5	\$4,400		
Vinyl Tile	60%			2034	\$1,429,600	3	\$19,900		
Vinyl Tile		Now	\$238,300	2044	* *	3	\$3,300		
·			Extent : Severe, A Ind Basement	rea Affec	ted : 100%				
	Worn/Eroded	, Extent :	Severe, Area Affe	cted : 25	%				
	Location:	Pavilion, 1	Lounge						

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

1								
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
					_			
	4	#14.2 00						
Cracking/0	Crumbling,	Extent : Moderate			5	\$31,200		
Location	: Basemen	t	ffected :	0%				
<i>p</i>								
Broken/Mi Location Staining/D	issing Elem : Kitchen Discoloring,	Extent : Moderate		-	5	\$6,600		
5%	Now	\$71.700	2054	* *	5	\$2,200		
Broken/Mi	issing Elem	ents, Extent : Seve		Affected : 100%		42,2 00		
Exposed R	einforceme		LIFE Area Af	* * Fected : 2%	5	\$700		
Cracking/0	Crumbling,		LIFE rea Affec	* * ted : 5%	5	\$82,800		
1000/	4.	#2 000	2060	ψ ψ				
Broken/Mi	issing Elem	ents, Extent : Mode						
Cracking/ Location Joint Mort	Crumbling, : Front En tar Miss/Er	Extent: Severe, Antrance od, Extent: Light,	rea Affec	ted : 10%				
Location	: Through	out East Elevation						
Cracking/	Crumbling,	-	2069 ea Affecte	* * ed : 5%				
	Total 5% 10% 80% Cracking/ Location 5% Other Obs Location Explana 15% Broken/Mi Location 5% Broken/Mi Location 5% Cracking/ Location 100% Broken/Mi Location 100% Cracking/ Location 100% Cracking/ Location 100% Cracking/ Crac	5% 10% 80% 4+ Cracking/Crumbling, Location: Bathroon 5% Other Observation, E Location: Basemen Explanation: Location 15% Now Broken/Missing Elem Location: Kitchen Staining/Discoloring, Location: Laundry 5% Now Broken/Missing Elem Location: Ceiling I 5% Now Exposed Reinforceme Location: Electric 75% Now Cracking/Crumbling, Location: Cafeteric 100% 4+ Broken/Missing Elem Location: Webster 100% Now Cracking/Crumbling, Location: Front En Joint Mortar Miss/Er Location: Through	Total (Years) 5% 10% 80% 4+ \$14,200 Cracking/Crumbling, Extent: Moderate Location: Bathrooms And Offices 5% Other Observation, Extent: N/A, Area A Location: Basement Explanation: Location Noted 15% Now \$4,300 Broken/Missing Elements, Extent: Light Location: Kitchen Staining/Discoloring, Extent: Moderate Location: Laundry Room 5% Now \$71,700 Broken/Missing Elements, Extent: Seven Location: Ceiling In Basement 5% Now \$12,900 Exposed Reinforcement, Extent: Severe, Location: Electric Room 75% Now \$56,600 Cracking/Crumbling, Extent: Severe, An Location: Cafeteria 100% 4+ \$2,800 Broken/Missing Elements, Extent: Mode Location: Webster Avenue 100% Now \$10,200 Cracking/Crumbling, Extent: Severe, An Location: Front Entrance Joint Mortar Miss/Erod, Extent: Light, Location: Throughout East Elevation	Total (Years) 5% 2037 10% LIFE 80% 4+ \$14,200 LIFE Cracking/Crumbling, Extent: Moderate, Area Af- Location: Bathrooms And Offices 5% Other Observation, Extent: N/A, Area Affected: Location: Basement Explanation: Location Noted 15% Now \$4,300 2039 Broken/Missing Elements, Extent: Light, Area Af- Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Af- Location: Laundry Room 5% Now \$71,700 2054 Broken/Missing Elements, Extent: Severe, Area Af- Location: Ceiling In Basement 5% Now \$12,900 LIFE Exposed Reinforcement, Extent: Severe, Area Af- Location: Electric Room 75% Now \$56,600 LIFE Cracking/Crumbling, Extent: Severe, Area Affect Location: Cafeteria 100% 4+ \$2,800 2069 Broken/Missing Elements, Extent: Moderate, Area Location: Webster Avenue 100% Now \$10,200 2044 Cracking/Crumbling, Extent: Severe, Area Affect Location: Tront Entrance Joint Mortar Miss/Erod, Extent: Light, Area Affect Location: Throughout East Elevation 100% Now \$5,600 2069 Cracking/Crumbling, Extent: Light, Area Affect Location: Throughout East Elevation	Total (Years) FY 5% 2037 ** 10% LIFE ** 80% 4+ \$14,200 LIFE ** Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Bathrooms And Offices 5% Other Observation, Extent: N/A, Area Affected: 0% Location: Basement Explanation: Location Noted 15% Now \$4,300 2039 ** Broken/Missing Elements, Extent: Light, Area Affected: 2% Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Affected: 2% Location: Laundry Room 5% Now \$71,700 2054 ** Broken/Missing Elements, Extent: Severe, Area Affected: 100% Location: Ceiling In Basement 5% Now \$12,900 LIFE ** Exposed Reinforcement, Extent: Severe, Area Affected: 2% Location: Electric Room 75% Now \$56,600 LIFE ** Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Cafeteria 100% 4+ \$2,800 2069 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Webster Avenue 100% Now \$10,200 2044 ** Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: Front Entrance Joint Mortar Miss/Erod, Extent: Light, Area Affected: 25% Location: Throughout East Elevation 100% Now \$5,600 2069 **	Total (Years) FY (Yrs) 5% 2037 10% LIFE ** 5 80% 4+ \$14,200 LIFE ** 5 Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Bathrooms And Offices 5% Other Observation, Extent: N/A, Area Affected: 0% Location: Basement Explanation: Location Noted 15% Now \$4,300 2039 ** 5 Broken/Missing Elements, Extent: Light, Area Affected: 2% Location: Kitchen Staining/Discoloring, Extent: Moderate, Area Affected: 2% Location: Laundry Room 5% Now \$71,700 2054 ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 100% Location: Ceiling In Basement 5% Now \$12,900 LIFE ** 5 Exposed Reinforcement, Extent: Severe, Area Affected: 2% Location: Electric Room 75% Now \$56,600 LIFE ** 5 Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Cafeteria 100% 4+ \$2,800 2069 ** Broken/Missing Elements, Extent: Moderate, Area Affected: 2% Location: Cafeteria 100% Now \$10,200 2044 ** Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: Front Entrance Joint Mortar Miss/Erod, Extent: Light, Area Affected: 25% Location: Throughout East Elevation 100% Now \$5,600 2069 ** Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Throughout East Elevation	Total (Years) FY (Yrs)	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Architecture		Current Re	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$11,100	2047	* *			
	Cracking/0	Crumbling, H	Extent : Severe, Ai	rea Affec	rted : 10%			
	Location	: Front Step	os					
Parking/Driveway								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair	Futu	re Replacement	М	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2034	\$22,100	5	\$200			
	Other Observation, Extent:	***	100%					
	Location: Basement - Elec							
	Explanation: One 3,000 A	Impere Main Discon	nect Switch					
Switchgear / Switchboard								
Fused Disc Sw	90%	2034	\$114,300	5	\$200			
Molded Case Bkrs	10%	2034	\$12,700	5	\$200			
Raceway								
Conduit	100%	2034	\$58,700	1				
Panelboards								
Molded Case Bkrs	100%	2033	\$87,700	5	\$1,500			
Wiring								
Thermoplastic	100%	2034	\$85,500	1				
Motor Controllers								
Locally Mounted	100%	2032	\$173,600	5	\$400			
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$900			
Stand-by Power								
Transfer Switches								
Automatic	100%	2032	\$13,400	1	\$17,800			
Generators								
Diesel	100%	2030	\$106,100	1	\$22,400			
	Other Observation, Extent: N/A, Area Affected: 100% Location: Roof							
	Explanation : One 230 Kil Ago Due To Damage In Do		t Operating Since A	1pproxim	ately Six Years			
Batteries	-							
Lead/Acid	100%	2026	\$2,400	5	\$2,100			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
tand-by Power								
Fuel Storage	500/ N	2050 **	, -					
Day Tank	50% Now \$5,000 Other Observation, Extent: Moderate,	2039	* 5					
	Location: Roof	Area Affectea . 10070						
	Explanation : Day Tank Is Leaking D	ue To Damage						
Main Tank	50%	2037 **	* 5					
Iviani Tank	Other Observation, Extent: N/A, Area A		3					
	Location: Basement	1)) eeteu . 10070						
	Explanation : One Main Tank Rated A	It Capacity 1,000 Gallon						
ighting	*							
Interior Lighting								
Fluorescent	40%	2029 \$344,200) 10	\$21,200				
	T-8 Lamps And Fixtures, Extent: Light,							
	Location : Offices Throughout The Bi	ilding, Hallways, Cafeteri	a, Basemer	nt				
Fluorescent	60%	2029 \$516,300) 10	\$31,900				
	Compact Fluorescent Light, Extent : Li	ght, Area Affected : 100%						
	Location: Throughout The Tenants R	ooms, Lobby						
Egress Lighting								
Emergency, Service	50%	2029 \$17,400						
Exit, Service	50%	2029 \$12,200) 1					
Exterior Lighting								
HID	25% Now \$6,600	2029 \$66,000)					
	Damaged Fixtures, Extent : Moderate,							
	Location : Exterior Walls - Building F							
LED	5%	2042 **	¢					
No Component	70%							
ightning Protection								
Arresters/Cabling	1000/	2027 **	k =	¢100				
Generic	100%	2037 **	* 5	\$100				
larm								
Security System Generic	100%	2029 \$106,200) 1	\$21,600				
Generic	Other Observation, Extent : N/A, Area 2	. ,	, 1	\$21,000				
	Location : Hallways, Exterior Walls -							
	Explanation : CCTV Surveillance Car	-						
Fire/Smoke Detection	T	-						
Generic, Digital	100%	2029 \$145,900	1-3	\$36,800				
, ,	Other Observation, Extent : N/A, Area			,				
	Location: Throughout The Building							
	Explanation: Smoke Detectors, Alarm	n Bells, Manual Pull Statio	ns, Strobe	Lights And				
	Horns							

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Mechanical		Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	15%			2044	* *	1		
Natural Gas	5%			2044	* *	1		
Interruptible Gas/Dual Fuel	80%			2044	* *	1		
Conversion Equipment								
Furnace	10%			2042	* *	1	\$2,900	
			xtent : N/A, Area A	ffected :	100%			
		: Pavilion	•					
		ion : 2 Roc	oftop Units					
Heat Pump Air Sourced	30%			2032		2	\$5,400	
Hot Water Boiler	30%	_		2032	\$180,300	1	\$8,600	
			xtent : N/A, Area A	ffected :	100%			
			t Boiler Room					
		ion : 1 Uni	t					
Under Construction	30%							
			xtent : N/A, Area A	ffected :	0%			
		: Basemen						
	Explanat	ion : I Hot	Water Boiler					
Distribution	0.007			20.42	* *	4	¢2 400	
Hot Wtr Piping/Pump	80%			2042	* *	4	\$3,400	
No Component Terminal Devices	20%							
Convector/Radiator	75%			2039	* *	1	\$14,000	
No Component	25%			2039		1	\$14,000	
Controls	2370							
Electrical	100%			2029	\$314,400			
Air Conditioning	10070			2027	\$314,400			
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment	10070							
Heat Pump Air Sourced		0-2 vice, Extent	\$50,800 t : Moderate, Area	2028 Affected	\$254,000 : 85%	2	\$900	
	Location	: Various I	Locations					
	R-22 Refri	gerant, Ext	ent : Light, Area A	ffected :	100%			
	Location	: 52 Small	Units, Various Lo	cations				
Window/Wall Unit	50%			2029	\$107,100	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,500	
No Component	80%							
Exhaust Fans								
Roof	20%			2034	\$22,000	2	\$400	
No Component	80%							

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4451

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping	150/ 37	#10.000	2011	* *			
Brass/Copper	15% Now	\$10,900	2044		1		
		nk, Extent : Moderat ve Unit Set. Basemet		ectea : 75%			
	•	ve Unii sei. Basemei nt : Moderate, Area A		0/			
	Location: Water		ijjeciea . 5	/0			
Proce/Connor	85%	viuin	2044	* *	1		
Brass/Copper Sanitary Piping	8370		2044		1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIIL		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		DII L		1		
Non-Submersible	100% 0-2	\$3,400	2034	\$11,300	4	\$1,200	
		vere, Area Affected :		4,-	-	4-,	
	Location : Basem	ent 1 Of 2 Pumps					
	Corroded, Extent:	Moderate, Area Affed	cted : 50%				
	Location : The Ho	ousing, Basement					
Sewage Ejector(s)							
Electric	100%		2034	\$29,600	4	\$3,500	
Backflow Preventer							
Generic	100%		2039	* *	1	\$3,600	
Fixtures							
Generic	100%		1.00	1 150/			
		Extent : Moderate, A	rea Affecte	d: 13%			
	Location : Various	s Locations					
Tankless Water Heater(POU			2027	\$21,600	2		
Gas Fired	100%		2027	\$31,600	2		
Hot Water Storage Tank Generic	100%		2029	\$15,000	1		
Generic		Extent : N/A, Area A		\$15,000	1		
	Location : Mecha		ујестей . 10	0070			
	Explanation: 300						
Vertical Transport	Expranation : 500	Gunons					
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : N/A, Area A	ffected : 10	00%			
	Location: Basemo	ent To 9th Floor					
	Explanation: 2 U	nits					
Fire Suppression							
Standpipe							
Generic	100%		2044	* *	1-5	\$30,300	
Sprinkler							
Generic	100%		2044	* *	1-2	\$16,200	
Fire Pump	1000/		2027	* *	1	#10.000	
Generic	100%		2037	~ ~	1	\$10,800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 414

DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Asset #: 4451

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

Fire Suppression

Chemical System

Generic 100% 2032 \$15,900 1-3 \$80,900

Other Observation, Extent: N/A, Area Affected: 100%

Location: Kitchen

Explanation: 20 Square Feet

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Page: 415

Print Date: 15-Aug-2024 DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : WILLOW AVENUE MENS SHELTER

Address : 781 EAST 135TH STREET @WILLOW AVENUE

Borough : BRONX Agency's Number : HX010
Program / Asset # : DHS0075.000 / 4447 Yr Built/Renovated : 1886 / 2014

Area Sq Ft : 29,000 Project Type : HOMELESS SERVICES

Date of Survey : 22-Mar-2023 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 2587 Lot : 1 BIN : 2003989

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$81,200	\$214,100
Interior Architecture	\$794,700	\$278,900
Electrical	\$129,300	\$172,400
Mechanical		\$577,500
Site Enclosure	\$94,500	
Site Pavements	\$58,100	
Total	\$1,157,700	\$1,242,800
Importance Code A	\$81,200	\$337,500
Importance Code B	\$1,076,500	\$905,300
Total	\$1,157,700	\$1,242,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,500			
Interior Architecture	\$62,400	\$1,500		\$1,300
Electrical	\$33,500	\$3,600	\$2,700	\$55,000
Mechanical	\$4,900	\$5,100	\$5,000	\$35,900
Site Pavements	\$28,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$184,100	\$17,500	\$14,900	\$99,400
Importance Code A	\$50,400	\$2,900	\$2,900	\$2,900
Importance Code B	\$105,200	\$13,500	\$12,000	\$96,500
Importance Code B Importance Code C	\$105,200 \$28,600	\$13,500 \$1,100	\$12,000	\$96,500



Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Architecture	Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$4,500	
Masonry: Brick	98%		LIFE	* *	5	\$44,100	
-	Cracking/Crumbling,	Extent : Light, Are	a Affecte	ed : 2%			
	Location : East Side	Near Parking Are	а				
	Joint Mortar Miss/Ero	d, Extent : Light,	Area Affe	ected : 5%			
	Location : East Side	Near Parking Are	а				
Windows							
Aluminum	95% 0-2	\$25,200	2050	* *	5	\$5,400	
	Ctrwt/Balnc Not Func Location : Througho	t, Extent : Light, A	rea Affe	cted : 5%		. ,	
Wood	5% Now	\$22,300	2059	* *	5	\$2,800	
	Deteriorated Finish, E		Area Aft	fected : 25%	-	4-,000	
	Location : Basement						
	Thermally Inefficient,	Extent : Moderate	. Area Ai	ffected : 100%			
	Location : Basement			9			
	Split/Cracked, Extent			. 50%			
	Location : Basement		00	. 20,0			
Parapets							
Metal Rail	100%		2047	* *	5-10	\$133,700	
Roof	10070		2017		2 10	Ψ133,700	
Modified Bitumen	100%		2034	\$161,500	10	\$15,100	
- Internation	10070			\$101,500		\$12,100	

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Architecture	Current Repair	Future Re	eplacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	- '					
Floors						
Cast in Place Concrete	10%	LIFE	* *	5	\$9,000	
Ceramic Tile	10% 0-2 \$22,800		* *	5	\$2,100	
	Broken/Missing Elements, Extent : Lig		ed : 2%			
	Location: Throughout Shower And T					
	Joint Mortar Miss/Erod, Extent: Light		l : 25%			
	Location: Throughout Shower And T					
	Worn/Eroded, Extent: Moderate, Area		0%			
	Location: Throughout Shower And T					
Vinyl Tile	25% 4+ \$27,900 Cracking/Crumbling, Extent : Modera Location : Throughout 1st Floor		\$278,900 ed : 10%	3	\$3,900	
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	a Affected : 100	%			
Wood	55% 2-4 \$794,700	2074	* *	5	\$21,300	
	Deflection Evident, Extent: Moderate, Location: Throughout 2nd - 4th Floo	, Area Affected	: 50%	-	4,-	
	Dry Rot/Decay, Extent : Moderate, Are		5%			
	Location : Throughout 2nd - 4th Flo	ors				
	Patching Evident, Extent : Moderate, A	Area Affected :	10%			
	Location: 2nd - 4th Floors Plywood	l Patches Repla	ce Strip Floor	ing		
	Poor Subfloor Evident, Extent: Model	rate, Area Affed	cted : 50%			
	Location: Throughout 2nd - 4th Floo	ors				
	Split/Cracked, Extent : Moderate, Area		%			
	Split/Cracked, Extent: Moderate, Area Location: Throughout 2nd - 4th Floa	a Affected : 259	%			
Interior Walls	-	a Affected : 259	%			
Interior Walls Ceramic Tile	Location: Throughout 2nd - 4th Flor	a Affected : 259	**	5	\$2,200	
	Location: Throughout 2nd - 4th Flor 5% 5%	a Affected : 259 ors 2037 LIFE		5	\$900	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	Location: Throughout 2nd - 4th Flor 5% 5% 2%	a Affected : 259 ors 2037 LIFE LIFE	* *	5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board	5% 5% 2% 43%	a Affected : 259 ors 2037 LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5	\$900	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick	5% 5% 2% 43% 35%	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel	5% 5% 2% 43%	a Affected : 259 ors 2037 LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings	5% 5% 2% 43% 35% 10%	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5	\$900 \$700 \$11,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In	5% 5% 2% 43% 35% 10%	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE LIFE 2047	* * * * * * * * * * * * * * * * * * *	5 5	\$900 \$700	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	5% 5% 2% 43% 35% 10%	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In	5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	5% 5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700 Cracking/Crumbling, Extent: Modera	a Affected : 259 ors 2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	Location : Throughout 2nd - 4th Flow 5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700 Cracking/Crumbling, Extent : Modera Location : Ist Floor Day Room	2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood	5% 5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700 Cracking/Crumbling, Extent: Modera	2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Location: Throughout 2nd - 4th Flor 5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700 Cracking/Crumbling, Extent: Moderal Location: 1st Floor Day Room Worn/Eroded, Extent: Moderate, Area	2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board te Enclosure Fence/Gates	S% S% S% S% S% S% Location: Throughout 2nd - 4th Flow S%	2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	
Ceramic Tile Concrete Masonry Unit Glass: Single Pane Gypsum Board Masonry: Brick Metal Panel Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Location: Throughout 2nd - 4th Flor 5% 5% 2% 43% 35% 10% 2% 15% 83% 0-2 \$11,700 Cracking/Crumbling, Extent: Moderal Location: 1st Floor Day Room Worn/Eroded, Extent: Moderate, Area	2037 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** ** ** ** ** ** ** ** **	5 5 5	\$900 \$700 \$11,600 \$800	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Architecture		Current F	Repair	Futui	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$94,500	2069	*	*		
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Areaway	Walls Along Willo	w Avenu	е			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$58,100	2047	*	*		
	Cracking/0	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	: East 136	th Street And Willo	w Avenu	e			
	Sinking/Su	bsiding, Ex	ctent : Severe, Area	Affected	d : 2%			
	Location	: East 136	th Street And Willo	w Avenu	e			
On-Site Walkways								
Asphalt	100%			2043	*	*		
Parking/Driveway								
Asphalt	100%	4+	\$28,600	2037	*	*		
	Cracking/0	Crumbling,	Extent: Light, Are	a Affecte	ed : 25%			
	Location	: Parking	Area					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	\$14,700	5	\$100	
	Other Observation, Extent: N/A	, Area Affected : 1	00%			
	Location : Electrical Room - B	asement				
	Explanation: Six Main Discor	nect Switches Rat	ed At Approximat	ely 400 2	Amperes Each	
Raceway						
Conduit	80%	2034	\$32,200	1		
Conduit	20%	2044	* *	1		
Panelboards						
Molded Case Bkrs	100%	2042	* *	5	\$800	
Wiring						
Thermoplastic	100%	2044	* *	1		
Motor Controllers						
Locally Mounted	100%	2039	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
	Other Observation, Extent: N/A	, Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation: Recent Installati	on				

Lighting

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note: Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	30%		2029	\$129,300	10	\$8,000	
	T-12 Lamps And Fixtu Location : Througho	_	Area A <u>j</u>	fected : 100%			
Fluorescent	40%		2034	\$172,400	10	\$10,600	
	T-8 Lamps And Fixture Location : Througho	_	Area Affo	ected : 100%			
LED	30%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2039	* *	10	\$3,500	
Exit, Battery	50%		2039	* *	10	\$1,000	
Exterior Lighting							
HID	30%		2029	\$39,600	10		
No Component	70%						
Alarm							
Security System		***				*	
Generic	100% Now	\$31,900	2039	**	1	\$9,700	
	Cameras Damaged, Ex Location : Througho		Area Affe	ected : 60%			
	Other Observation, Ex	tent : N/A, Area A	ffected :	100%			
	Location : Througho	ut The Building					
	Explanation: CCTV	Surveillance Syste	em				
Fire/Smoke Detection							
Generic, Digital	100%		2039	* *	1-3	\$17,900	

Mechanical	Current Repair	Future Re	placement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Fuel Oil No 2	100%	2034	\$65,000	5	\$9,000		
	On Extended Life, Extent : Light, Ar	ea Affected : 100	%				
	Location : Building Exterior - Abo	ve Ground - 1 Ta	nk, 5,000 Gall	ons			
Conversion Equipment							
Steam Boiler	50%	2032	\$123,400	1	\$14,400		
	Boiler Used For Hot Water, Extent : Light, Area Affected : 100%						
	Location : Boiler Room - Boiler No Exchanger	o. 1 - Boiler With	Built-in Dome	estic Hot	Water Heat		
	On Extended Life, Extent : Light, Ar	ea Affected : 100	%				
	Location : Boiler Room - Boiler No. 1						
	Repairs In Progress, Extent: N/A, A	rea Affected : 10	0%				
	Location : Boiler Room - Boiler N	o. 1 - Re-tubing I	n Progress				
Steam Boiler	50%	2047	* *	1	\$14,400		
	Boiler Used For Hot Water, Extent :		cted: 100%		4-1,111		
	Location : Boiler Room - Boiler No Exchanger			estic Hot	Water Heat		

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair	Futur	e Replacement	ment Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Distribution Project (P.	1000/	20.44	* *					
Steam Piping/Pump	100%	2044						
	Repairs In Progress, Extent: N/A, A Location: Boiler Room - Conden			ent In Pi	naress			
Terminal Devices	Location : Botter Room Conacti	saic i ccawaic	т итр керішеет		ogress			
Convector/Radiator	100%	2032	\$231,600	1	\$9,400			
	On Extended Life, Extent : Light, A	rea Affected :			. ,			
	Location : Throughout							
Controls								
Electrical	100%	2033	\$157,500					
	Recent Replace Evident, Extent: N		ted : 100%					
	Location : Boiler Room - Heat Ti	ner System						
Air Conditioning								
Energy Source	200/	2042	* *	1				
Electricity No Component	20% 80%	2042		1				
No Component Conversion Equipment	8070							
Window/Wall Unit	20%	2029	\$21,500	1				
No Component	80%	202)	Ψ21,500	1				
Ventilation	0070							
Distribution								
Ductwork/Diffusers	5%	LIFE	* *	2-5	\$800			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : From Rooftop Exhaust	Fan To 4th F	loor Locker / Toile	t Rooms				
	Explanation : Location Noted							
No Component	95%							
Exhaust Fans			44					
Roof	5%	2029	\$2,700	2	4.00			
Wall Unit	20%	2029	\$2,400	2	\$200			
	Other Observation, Extent: N/A, A. Location: Various Locker / Toilet		100%					
		Kooms						
N. C.	Explanation : Location Noted							
No Component Plumbing	75%							
H/C Water Piping								
Brass/Copper	100%	2044	* *	1				
Sanitary Piping	10070	2011						
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
	Other Observation, Extent : N/A, A	rea Affected :	100%					
	Location: Throughout							
	Explanation : Exterior Leaders C	onnecting To I	Building Interior S	storm Dr	ainage			

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071 WILLOW AVENUE MENS SHELTER

Asset #: 4447

Mechanical	Current Repair	Future Replac	ement	М	aintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sump Pump(s)									
Non-Submersible	10%	2034	\$600	4	\$100				
	Other Observation, Extent: N/A, A								
	Location: Sump Pump Room No), 2							
	Explanation : 1 Simplex Set								
Submersible	60%	2027	\$500	4	\$600				
		Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Sump Pump Rooms N	o.1 And No.2							
	Explanation: 2 Duplex Sets								
Submersible	30%	2029	\$300	4	\$200				
	Recent Replace Evident, Extent : N	00	%						
	Location : Boiler Room - 1 Dupl	ex Set							
Fixtures									
Generic	100%								
Hot Water Storage Tank									
Generic	100%	2039	* *	1					
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units, 80 Gallon Heat Exchangers	s Each. Boilers Genera	te Domes	tic Hot W	Vater Via Built-in				
Vertical Transport									
Elevators									
Geared Traction	100%	LIFE	* *						
	Other Observation, Extent: N/A, A								
	Location: Basement To 4th Floo	r							
· · · ·	Explanation : 1 Unit								
Fire Suppression									
Sprinkler	1000/	2011	ماء ماه	1.0	40.100				
Generic	100%	2044	* *	1-2	\$8,100				

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.

^{**} Replacement cost estimated to be beyond ten years is not included in this report.