

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
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$94,800	LIFE	**	5	\$23,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Elevation							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Rear Wall							
	Painted Surfaces, Extent : Light, Area Affected : 30%							
	Location : Front Facade							
Stucco Cement	15%	4+	\$4,600	2040	**	5	\$5,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : West Elevation							
Windows								
Aluminum	100%			2043	**	5	\$1,900	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$28,400	
Metal Panel	5%			2045	**	5	\$800	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Metal Coping							
	Explanation : Only Visible From Street Level On South Elevation							
Roof								
Asphalt Shingle	5%			2031	\$9,400	10	\$300	
IRMA/Protected Membrane	85%	Now	\$43,600	2035	\$872,800			
	Paver Block Ballast, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 30%							
	Location : Lower Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Roll Roofing	10%			2031	\$22,500	5	\$5,900	
Soffits								
Stucco Cement	100%			2040	**	5	\$400	
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$3,600	
Quarry Tile	5%	4+	\$2,600	2040	**	5	\$1,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Kitchen							
Vinyl Tile	85%	Now	\$16,600	2035	\$831,900	3	\$11,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	100%	Now	\$117,800	2033	\$589,000	5	\$18,100	
				Broken/Missing Elements, Extent : Light, Area Affected : 5%					
				Location : Laundry Room					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Staining/Discoloring, Extent : Light, Area Affected : 50%					
				Location : Throughout					
Site Enclosure									
	Fence/Gates								
	Chain Link	35%			2045	**			
	Iron Picket	40%			2055	**			
	Metal Panel	25%			LIFE	**	10	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Equipment					
				Explanation : Actual Material Is Vinyl Fence					
	Retaining Walls								
	Masonry: Fieldstone	100%			2061	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Rear Of Parking Lot					
				Explanation : Interlocking Stones					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$9,100	2040	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	On-Site Walkways								
	Cast in Place Concrete	100%			2040	**			
	Parking/Driveway								
	Asphalt	90%			2048	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Parking Lot					
				Explanation : Recent Installation					
	Asphalt	10%	0-2	\$4,300	2050	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 100%					
				Location : Entrance Apron					

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

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85 LEXINGTON AVENUE
Asset # : 1976

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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								
	Automatic	100%			2048	* *	1	\$7,600	
	Generators								
	Diesel	100%			2044	* *	1	\$9,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outdoor Enclosure								
	Explanation : One 60 Kilowatts								
	Batteries								
	Lead/Acid	100%			2030	\$2,400	5	\$900	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Generator Enclosure								
	Fuel Storage								
	Main Tank	100%			2063	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Adjacent To Generator								
	Explanation : One 300 Gallons Estimated								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$18,000	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Kitchen, Stairs, Bathrooms								
	Fluorescent	93%			2030	\$334,900	10	\$20,700	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	2%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2043	* *	10	\$2,900	
	Exit, Battery	50%			2043	* *	10	\$800	

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85 LEXINGTON AVENUE
Asset # : 1976

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

Lighting

Exterior Lighting

HID	3%		2035	\$3,400	10
LED	27%		2043	* *	
No Component	70%				

Alarm

Security System

Generic	100%		2043	* *	1	\$9,200
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Fire/Smoke Detection

Generic, Digital	100%		2045	* *	1-3	\$15,200
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Recent Installation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

Heating

Energy Source

Fuel Oil No 2	100%		2045	* *	5	\$7,500
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement

Explanation : One Fuel Oil Tank

Conversion Equipment

Hot Water Boiler	100%		2040	* *	1	\$12,000
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement - Boiler Room

Explanation : One Hot Water Boiler

Distribution

Hot Wtr Piping/Pump	100%		2034	\$51,800	4	\$1,800
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Terminal Devices

Convactor/Radiator	50%		2033	\$96,800	1	\$3,900
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No Component	50%					
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Other Observation, Extent : N/A, Area Affected : 0%

Location : Throughout

Explanation : Reported Under Air Conditioning

Air Conditioning

Energy Source

Electricity	100%		2051	* *	1	
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85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	70%			2043		* *		
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st, 2nd Floor Mechanical Rooms							
		Explanation : Three Units With Hot Water Coils							
	Split Unit	5%			2043		* *		
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Elevator Machine Room							
	Window/Wall Unit	25%			2033	\$22,400	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Rooms							
		Explanation : Locations Noted							
Ventilation									
	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%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045		* *	1	
	Water Heater With Tanks								
	Gas Fired	50%			2034	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 85 Gallons							
	Gas Fired	50%			2030	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 85 Gallons							
	HW Heat Exchanger								
	HTHW/HW	100%			2055		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Built-in-boiler Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE		* *	1	
	Storm Drain Piping								
	Cast Iron	100%			LIFE		* *	1	
	Sewage Ejector(s)								
	Electric	100%			2035	\$12,600	4		\$1,500
	Fixtures								
	Generic	100%							

Vertical Transport

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85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floors, 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 Affected : 100%							
		Location : Kitchen							
		Explanation : 48 Square Foot Hood							

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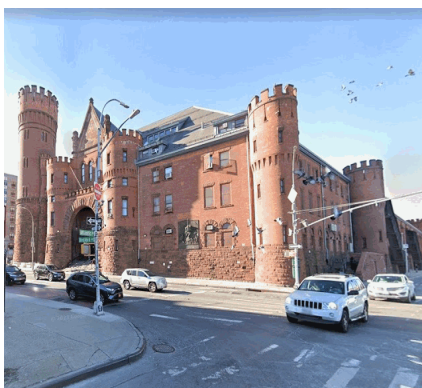
Print Date : 15-Aug-2024

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	2%			2069	**	10	\$6,800		
Masonry: Brick	85%	4+	\$218,100	LIFE	**	5	\$123,600		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Side Entry 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	95%	Now	\$69,100	2050	**	5	\$33,800		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Dormitory									
Metal Louvers	5%			2043	**	10	\$22,200		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$9,200		
Masonry: Brownstone	10%			LIFE	**	5	\$2,500		
Roof									
Copper/Terne	5%	Now	\$3,300	2049	**				
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Dormitory									
Roll Roofing	25%	Now	\$10,300	2033	\$206,000	5	\$24,700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Tower Roof									
Skylight, Metal/Glass	3%			2044	**	10	\$11,800		
Slate	67%			LIFE	**				
Soffits									
Masonry: Brownstone	50%			LIFE	**	5			
Metal Panel	50%			2044	**	5-10			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fire Escape									
Explanation : Fire Escape Canopy									
Interior									
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, Area Affected : 5%									
Location : Stair Located At Entrance									
Traffic Topping	5%			2039	**	5	\$16,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairwells And Cafeteria									
Explanation : Fluid Applied Epoxy Resin									
Vinyl Tile	25%			2034	\$1,970,800	3	\$25,000		
Wood	15%			2049	**	5	\$74,900		

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ATLANTIC AVENUE ARMORY
Asset # : 4452

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$477,200	LIFE	**	5	\$37,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Along Atlantic Avenue And Kitchen Storage Rooms</i>									
	Gypsum Board	10%			LIFE	**	5	\$37,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	65%	Now	\$214,100	LIFE	**	5	\$123,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Dormitories</i>									
	SGFT/Glazed Masonry	5%			LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Side Entry To Drill Area</i>									
Ceilings									
	AcousTileSusp.Lay-In	3%			2039	**	5	\$8,000	
	Embossed Metal	5%	4+	\$42,900	LIFE	**	5	\$6,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Dorm Drill Floor Areas</i>									
	Exposed Struc: Steel	15%			LIFE	**			
	Exposed Struc: Wood	37%	Now	\$360,100	LIFE	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Drill Floor</i>									
	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	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : West Side Of Building</i>									
<i>Explanation : This Is Actually A Brownstone Masonry Wall</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	**			
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$1,100	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Exterior Entry Steps</i>									
	Steel Plate	50%			LIFE	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Fire Escape</i>									
<i>Explanation : Fire Escape</i>									

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2044	* *	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2044	* *	5	\$700	
Raceway									
	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									
Transfer Switches									
	Automatic	100%			2039	* *	1	\$53,600	
Generators									
	Diesel	100%			2037	* *	1	\$67,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room On The Drill Floor									
Explanation : Emergency Generator Rated At 250 Kilowatts.									
Batteries									
	Nickel Cadmium	100%			2027	\$2,600	5	\$38,900	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : No Available Nameplate Rating Capacity									
Lighting									
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%							

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

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

Alarm

Security System

Generic

100%

2039

* *

1

\$65,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Entrance Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$107,400

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Vault**Explanation : 4,500 Gallon Tank No.2 Fuel*

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$172,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

2044

* *

Terminal Devices

Air Handler

40%

2034

\$1,406,800

1

\$43,100

Convactor/Radiator

40%

2039

* *

1

\$22,500

Fan Coil Unit/Heat

20%

2034

\$926,700

1

\$11,300

Controls

Electrical

100%

2029

\$1,039,000

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

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%

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

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

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

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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



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$40,700	
	Masonry: Brick	80%	Now	\$67,100	LIFE	* *	5	\$41,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Adjacent To Compactor									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
	Masonry: Granite	5%			LIFE	* *	5	\$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%	Now	\$463,100	2041	* *			
Blisters, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Panel	5%			2029	\$32,100	10	\$4,100	
	Panel/Paver: Cer/Brk	5%	Now	\$29,700	2061	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Balcony Roofs									
Soffits									
	Stucco Cement	100%	4+	\$300	2036	* *	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front And Rear Facades									

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	5%	Now	\$16,600	LIFE	* *	5	\$21,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 9th Floor Mechanical Rooms							
Ceramic Tile	9%			2040	* *	5	\$17,900	
Poured Epoxy/Resin	1%			2030	\$109,100			
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : 3rd Floor Toilet							
Terrazzo	5%			LIFE	* *	5	\$7,800	
Vinyl Tile	10%			2036	* *	3	\$7,500	
Vinyl Tile	55%	Now	\$148,000	2031	\$2,959,200	3	\$41,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Under Construction	15%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : 7th And 8th Floors							
	Explanation : 7th And 8th Floors Under Construction							
Interior Walls								
Ceramic Tile	5%	0-2	\$43,600	2040	* *	5	\$8,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	3%	Now	\$17,900	LIFE	* *	5	\$3,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : 9th Floor Mechanical Rooms							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 9th Floor Mechanical Rooms							
	Explanation : Actual Plaster On Terra Cotta Masonry Units							
Marble Panels	2%			LIFE	* *			
Plaster	70%	Now	\$270,200	LIFE	* *	5	\$68,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Wood	5%			LIFE	* *	5	\$65,000	
Under Construction	15%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : 7th And 8th Floors							
	Explanation : 7th And 8th Floors Under Construction							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	5%			2036	* *	5	\$12,700		
AcousTileSusp.Lay-In	8%	0-2	\$13,200	2044	* *	5	\$8,100		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Exposed Struc: Concrete	3%	Now	\$17,900	LIFE	* *	5	\$1,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 9th Floor									
Gypsum Board	10%			LIFE	* *	5	\$25,400		
Metal Panel	20%			LIFE	* *	5	\$50,900		
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	40%	Now	\$48,300	LIFE	* *	5	\$50,900		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Under Construction	14%								
Other Observation, Extent : N/A, Area Affected : 0%									
Location : 7th And 8th Floors									
Explanation : 7th And 8th Floors Under Construction									
Site Enclosure									
Fence/Gates									
Chain Link	40%			2041	* *				
Iron Picket	60%			2051	* *				
Retaining Walls									
Cast in Place Concrete	100%	Now	\$5,000	2051	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Areaway									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$6,400	2036	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Along N. Portland Avenue									
On-Site Walkways									
Cast in Place Concrete	60%	0-2	\$6,100	2036	* *				
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : West Facade									
Panel/Paver: Concrete	40%			2041	* *				

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2044	* *	5	\$500	
	Raceway								
	Conduit	80%			2031	\$139,000	1		
	Conduit	20%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$155,900	5	\$3,600	
	Wiring								
	Braided Cloth	10%			2030	\$26,500	1		
	Thermoplastic	90%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	98%			2036	* *	5	\$900	
	Variable Frequency Drive	2%			2048	* *			
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$123,700	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$110,600	10	\$16,300	
	Exit, Battery	50%			2031	\$93,300	10	\$4,600	
	Exterior Lighting								
	HID	50%			2026	\$307,300	10	\$200	
	HID	50%			2036	* *	10	\$200	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%	Now	\$74,200	2039	* *	1	\$22,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System Is Not Operational								
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2036	* *	1-3	\$41,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	HTHW/HW	100%			2041	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Hot Water For Heating Is Supplied From Nearby Cumberland Hospital								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2039	**	4	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : Hot Water Pumps Located In Cumberland Hospital</i>									
<i>Explanation : Hot Water Pumps Provide Water Distribution Throughout.</i>									
Terminal Devices									
	Convactor/Radiator	85%			2036	**	1	\$37,000	
	Fan Coil Unit/Heat	5%			2036	**	1	\$2,200	
	No Component	10%							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Window/Wall Unit	12%			2029	\$59,900	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floors</i>									
	Window/Wall Unit	3%			2026	\$15,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
	No Component	70%							
	Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : 9th Floor Mechanical Rooms A, B</i>									
<i>Explanation : 2 Packaged Air-conditioning Units With Gas Fired Furnaces Are Under Construction.</i>									
Distribution									
	No Component	85%							
	Under Construction	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,800	
	No Component	95%							
Exhaust Fans									
	Interior	50%			2026	\$292,100	2	\$2,100	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>									
<i>Location : 3 Abandoned Units Located In 9th Floor Mechanical Rooms A, B</i>									
	Interior	50%			2036	**	2	\$2,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	5%	Now	\$2,300	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Room 1-150 Above Ceiling							
	Cast Iron	95%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cumberland Hospital							
		Explanation : Water Main And Backflow Preventer							
	Fixtures								
	Under Construction	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 7th And 8th Floors							
		Explanation : Bathrooms Are Under Construction							
	Generic	75%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 25%							
		Location : 2 Defective Elevator Control Systems In Each Elevator Machine Rooms							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 2 Elevators: 1 Freight, 1 Passenger.							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$606,600	1-5	\$68,000	
	Sprinkler								
	No Component	97%							
	Generic	3%			2031	\$54,700	1-2	\$1,100	
	Fire Pump								
	Not Accessible	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 / BLDG. 1 - MAIN BLDG.
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 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

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



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

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

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

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

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
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		
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : South Facade									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : South Facade									
	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/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Masonry: Brick	15%			LIFE	* *	5	\$1,400	
	Metal Panel	10%			2042	* *	5	\$3,700	
	Metal Rail	25%			2045	* *	5-10	\$43,400	
	No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Sloped Roof									
Explanation : No Parapets									
Roof									
	Copper/Terne	65%			2067	* *	10	\$54,100	
	Modified Bitumen	35%	2-4	\$6,200	2042	* *			
Blisters, Extent : Light, Area Affected : 5%									
Location : Wing Roof									
Soffits									
	Copper/Terne	50%	Now	\$55,600	2067	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Soffit At Southeast Cornice									
	Stucco Cement	50%	0-2	\$35,800	2037	* *	5	\$10,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Of Building									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	8%	Now	\$15,600	LIFE	* *	5	\$20,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Mosaic Tile	5%	Now	\$53,600	2052	* *	5	\$7,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 6th Floor And Bathrooms								
	Quarry Tile	7%	Now	\$58,900	2037	* *	5	\$6,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Kitchen								
	Sheet Vinyl/Rubber	10%			2037	* *	5	\$17,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stairways								
	Explanation : Rubber Sheet								
	Terrazzo	10%	Now	\$21,400	LIFE	* *	5	\$9,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Entry And 5th Foor Dorms								
	Vinyl Tile	45%	Now	\$71,100	2032	\$1,421,200	3	\$19,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	15%	0-2	\$27,400	2027	\$1,371,500	3	\$6,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Room 134								

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

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

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

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$29,300	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Ceramic Tile	5%	Now	\$100,200	2041	* *	5	\$4,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Bathrooms								
	Concrete Masonry Unit	10%			LIFE	* *	5	\$7,500	
	Gypsum Board	29%	Now	\$14,800	LIFE	* *	5	\$32,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	8%	Now	\$138,700	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Column								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement Columns								
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Plaster	24%			LIFE	* *	5	\$13,400	
	Plaster	11%	Now	\$9,700	LIFE	* *	5	\$6,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	SGFT/Glazed Masonry	8%	Now	\$65,500	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
	Location : 1st Floor Old Kitchen								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Old Kitchen								

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Estimates are rounded to the nearest hundred dollars.*

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%	Now	\$46,000	2037	**	5	\$18,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Dorms								
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout Dorms								
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Throughout Dorms								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout Dorms								
AcousTileSusp.Lay-In	10%	Now	\$38,000	2037	**	5	\$5,900		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout 1st Floor, 2nd Floor Cafeteria And Dorms								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout 1st Floor And 2nd Floor Cafeteria								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout 1st Floor								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout 1st Floor, 2nd Floor Cafeteria, And Dorms								
Exposed Struc: Concrete	5%	Now	\$42,800	LIFE	**	5	\$900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Basement Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
Exposed Struc: Steel	5%			LIFE	**				
Gypsum Board	15%			LIFE	**	5	\$21,900		
Plaster	40%	Now	\$69,500	LIFE	**	5	\$29,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
Site Enclosure									
Fence/Gates									
Iron Picket	100%	2-4	\$3,000	2052	**				
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Free Standing Walls									
Concrete Masonry Unit	100%			2042	**				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Sides Of Building								
	Explanation : Actually Limestone Material								
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$8,400	2037	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Tripping Hazard, Extent : Moderate, Area Affected : 5%								
	Location : Front And Sides Of Building								

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

Asset # : 2588

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$44,200 5 \$400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

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% 2-4 \$110,400 2057 * * 1
Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building

Thermoplastic

35% 2042 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$260,400 5 \$600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,200

Stand-by Power

Transfer Switches

Not Accessible

100%

Generators

Not Accessible

100%

Batteries

Not Accessible

100%

Fuel Storage

Not Accessible

100%

Lighting

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

Asset # : 2588

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

Lighting

Interior Lighting

LED

100%

2040

* *

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : LED Light Fixtures

Egress Lighting

Emergency, Battery

20%

2027

\$27,900

10

\$4,100

Emergency, Battery

40%

2040

* *

10

\$8,200

Exit, Service

30%

2032

\$10,700

1

Exit, Battery

10%

2040

* *

10

\$600

Exterior Lighting

LED

30%

2040

* *

No Component

70%

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2037

* *

1-3

\$52,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$84,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Power House Next To The Building. Heat Exchanger Converts Hot Water For Heating Devices

Explanation : 3 Units

Distribution

Hot Wtr Piping/Pump

90%

2031

\$163,400

4

\$5,700

Steam Piping/Pump

10%

2052

* *

Terminal Devices

Air Handler

5%

2037

* *

1

\$2,600

Convactor/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

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

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

Asset # : 2588

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,400	
	No Component	95%							
Exhaust Fans									
	Interior	15%	0-2	\$2,800	2032	\$55,200	2	\$300	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
	Roof	10%			2032	\$16,100	2	\$300	
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	**	1		
	Galvanized Steel	20%			2030	\$212,000	1		
Water Heater With Tanks									
	Electric	100%			2030	\$138,600	4		
HW Heat Exchanger									
	Steam Fired	100%			2032	\$401,400	4	\$8,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	5%	0-2	\$10,500	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Cast Iron	95%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	10%	0-2	\$5,900	LIFE	**	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									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 6th Floor							
		Explanation : 2 Units. 1 Of Them Is Under Repair.							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$42,900	
Sprinkler									
	Generic	100%			2042	**	1-2	\$23,800	

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

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

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2035	\$79,300	1	\$15,900	

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	1%	Now	\$1,100	LIFE	**	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Jackson Street								
Cracking/Crumbling, Extent : Light, Area Affected : 1%								
Location : Jackson Street								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Entire Building								
Explanation : Building Used At Storage No Occupancy								
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Masonry: Brick	68%	Now	\$313,900	LIFE	**	5	\$9,800	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Graffiti, Extent : Moderate, Area Affected : 10%								
Location : Jackson Street								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout And Chimney								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Northeast Corner								
Masonry: Brick	24%			LIFE	**	5	\$3,400	
Metal Sect. OHD	2%			2037	**	5	\$900	
Windows								
Metal Clad	95%	Now	\$120,400	2057	**	5	\$7,700	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2035	\$7,000	10	\$800	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	5%	Now	\$8,300	2042		* *		
		Blisters, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof Over Generator Room							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Over Generator Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof Over Generator Room							
	Roll Roofing	95%	Now	\$52,600	2034	\$87,600	5	\$11,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 5%							
		Location : Jackson Street							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	20%	Now	\$5,400	LIFE		* *	5	\$7,100
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor, Throughout, Stairs							
	Cast in Place Concrete	80%			LIFE		* *	5	\$28,300
Interior Walls									
	Concrete Masonry Unit	25%			LIFE		* *	5	\$1,600
	Masonry: Brick	75%	Now	\$44,300	LIFE		* *		
		Paint Peeling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Painted Surfaces, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	Exposed Struc: Concrete	95%	Now	\$112,300	LIFE		* *	5	\$2,400
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : 3rd Floor							
	Exposed Struc: Steel	5%	4+	\$9,500	LIFE		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%							
		Location : 3rd Floor							
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : 3rd Floor							

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2-4 \$5,900 2037 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Jackson Street

On-Site Walkways

Asphalt 100% 2-4 \$100 2035 \$1,600

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

Location : Driveway

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

Under 600 Volts

Raceway

Conduit 100% 2032 \$4,300 1

Panelboards

Molded Case Bkrs 100% 2031 \$9,700 5 \$300

Wiring

Braided Cloth 90% 2-4 \$7,900 2057 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic 10% 2032 \$900 1

Lighting

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%

Alarm

Security System

No Component 95%

Generic 5% 2027 \$1,000 1 \$200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Front Of The Building

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

Generic, Analog 100% 2037 * * 1-3 \$6,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%		2031	\$23,100	4	\$800	
Terminal Devices								
	Convactor/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	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 3rd Floor</i>								
<i>Explanation : 1 Freight Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%		2032	\$48,600	1-5	\$5,700	
Sprinkler								
	Generic	100%		2042	* *	1-2	\$3,000	

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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



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

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

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

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

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

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$258,300	LIFE	* *	5	\$136,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Throughout Sub-basement								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Mechanical Boiler And Corridor Areas Throughout								
Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub-basement								
Ceramic Tile	5%	Now	\$171,200	2035	\$1,711,900	5	\$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers And Toilets								
Marble Panels	5%	0-2	\$133,200	LIFE	* *	5	\$23,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	Now	\$111,700	2037	* *	5	\$23,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	15%	Now	\$425,800	LIFE	* *	5	\$72,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Prevalent In Basement And Other Areas Throughout								
Vinyl Tile	12%	Now	\$100,700	2032	\$2,013,100	3	\$28,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement And Other Areas Throughout								
Vinyl Tile 9" X 9"	35%	Now	\$340,000	2027	\$16,997,700	3	\$81,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$181,100	2047	* *	5	\$29,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : Throughout								
Not Accessible	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 9th Floor								
Explanation : Inaccessible								

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BELLEVUE MENS SHELTER
Asset # : 1955

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$450,700	2035	\$2,253,300	5	\$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers And Toilets								
Granite Panels	5%	Now	\$185,700	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And Throughout								
Marble Panels	5%	0-2	\$72,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	72%	Now	\$143,500	LIFE	**	5	\$90,600	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : Stairwells And Throughout								
Not Accessible	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 9th Floor								
Explanation : Inaccessible								
Ceilings								
AcousTile,Adhered	10%	Now	\$97,700	2037	**	5	\$31,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
AcousTileConcealSpLn	10%			2037	**	5	\$77,700	
AcousTileSusp.Lay-In	5%	Now	\$50,500	2037	**	5	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement And Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Plaster	67%	Now	\$1,237,400	LIFE	**	5	\$260,400	
Broken/Missing Elements, Extent : Light, Area Affected : 50%								
Location : Throughout								
Not Accessible	8%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : 9th Floor								
Explanation : Inaccessible								
Site Enclosure								
Fence/Gates								
Iron Picket	60%			2052	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Limited Visibility Due To Construction Netting								
Metal Panel	35%			LIFE	**			
Not Accessible	5%							

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

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

Site Enclosure

Free Standing Walls

Masonry: Brick

100%

2042

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Obscured By Construction Netting*

Retaining Walls

Masonry: Fieldstone

100%

0-2

\$19,500

2042

* *

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%**Location : 30th Street Entrance*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$14,100

2037

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : 30th Street*

On-Site Walkways

Cast in Place Concrete

5%

2049

* *

Cast in Place Concrete

10%

2037

* *

Not Accessible

85%

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

Under 600 Volts

Service Equipment

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

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$6,000

Stand-by Power

Transfer Switches

Under Construction

100%

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Under Construction	100%							
Batteries									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
Interior Lighting									
	Fluorescent	5%			2032	\$301,600	10	\$18,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	85%			2027	\$5,127,500	10	\$316,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	10%			2042	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : First And Second Floors							
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 Affected : 0%							
		Location : Building Perimeter							
		Explanation : Construction Netting Around The Building							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2040	* *	1	\$60,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Recently Installed CCTV Surveillance System							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	\$204,500	1-3	\$51,500	

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2035	\$238,700	5	\$24,100	
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$223,000	2032	\$11,148,900	4	\$20,000	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Sub-basement							
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Sub-basement							
		Explanation : Missing Pipe Insulation							
	Terminal Devices								
	Air Handler	20%	Now	\$746,100	2042	* *	1	\$45,200	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Sub-basement							
	Convactor/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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves East Elevator Machine Room							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,400	
	Exhaust Fans								
	Interior	100%	Now	\$35,200	2027	\$1,758,400	2	\$9,900	
		Broken, Extent : Light, Area Affected : 25%							
		Location : 3rd Floor							
Plumbing									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	15%			2042	* *	1		
	Galvanized Steel	85%	Now	\$215,100	2037	* *	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Sub-basement								
	Recent Installation, Extent : N/A, Area Affected : 10%								
	Location : Sub-basement - 2 Hot Water Pumps And 4 Hot Water Storage Tanks Installed 2018								
	Other Observation, Extent : Severe, Area Affected : 25%								
	Location : Roof								
	Explanation : House Tanks In Poor Condition And Leaking Into East Elevator Machine Room								
	HW Heat Exchanger								
	Steam Fired	100%			2058	* *	4	\$60,200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$99,900	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Sub-basement								
	Storm Drain Piping								
	Cast Iron	60%	Now	\$41,900	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 50%								
	Location : Various Roof Drains								
	Cast Iron	40%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	* *	4	\$8,600	
	Recent Installation, Extent : N/A, Area Affected : 10%								
	Location : Sub-basement - 2 Of 4 Sump Pumps Installed 2018								
	Sewage Ejector(s)								
	Electric	100%			2032	\$207,600	4	\$16,200	
	Fixtures								
	Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 2 Units From Sub-basement To 7th Floor; 3 Units From Ground To 8th Floor; 2 Units From Ground To 9th Floor								
	Explanation : 7 Units Total, 4 Units Not In Service; Not In Service Units Are Beyond Repair								
Fire Suppression									
	Standpipe								
	Generic	30%	Now	\$54,800	2042	* *	1-5	\$43,200	
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Sub-basement								
	Generic	70%			2042	* *	1-5	\$143,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : BORDEN AVENUE VETERANS RESIDENCE
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	15%	Now	\$122,800	LIFE	* *	5	\$7,300	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Railroad Tracks South Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Railroad Tracks South Facade							
	Masonry: Brick	75%	Now	\$471,700	LIFE	* *	5	\$58,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : East Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, Blue Section							
	Metal Panel	5%			2052	* *	5-10	\$26,900	
	Pre-Cast Concrete	5%	Now	\$55,400	LIFE	* *	5	\$12,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	85%	Now	\$35,100	2040	* *	5	\$7,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Throughout, Coverd In Plywood							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Aluminum	15%	Now	\$123,700	2057	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 35%							
		Location : Clearstories							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Clearstories							
Roof									
	Modified Bitumen	100%	Now	\$779,100	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 15%							
		Location : Around Roof Drains							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : Flashing At Clearstories, Lower Roof Into Offices							
Soffits									
	Stucco Cement	100%			2037	* *	5		

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%			LIFE	**	5	\$144,900		
Ceramic Tile	10%	2-4	\$28,100	2041	**	5	\$5,100		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Cafeteria									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Cafeteria And Recreation Room									
Mosaic Tile	5%	Now	\$46,700	2037	**	5	\$6,400		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Bathrooms And Showers									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Showers									
Uneven Substrate, Extent : Moderate, Area Affected : 5%									
Location : Entry Door To Showers									
Vinyl Tile	10%	Now	\$27,500	2042	**	3	\$3,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Vinyl Tile	10%			2042	**	3	\$3,800		
Interior Walls									
Cast in Place Concrete	2%			LIFE	**				
Ceramic Tile	10%			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									
AcousTileSusp.Lay-In	10%	Now	\$3,300	2037	**	5	\$5,100		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Intake, Clinic And Offices									
Misaligned/Bulging, Extent : Light, Area Affected : 1%									
Location : Recreation Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Kitchen									
Exposed Struc: Steel	14%	Now	\$166,100	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Bunks									
Exposed Struc: Steel	61%			LIFE	**				
Fiber Board	15%			2032	\$231,000				
Site Enclosure									

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

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

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

Site Enclosure

Fence/Gates

Chain Link

100% Now \$57,200 2042 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Gate
Impact Damage, Extent : Moderate, Area Affected : 5%
Location : Parking Lot

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$9,300 2045 * *

Cracking/Crumbling, Extent : Light, Area Affected : 2%
Location : Throughout
Ponding, Extent : Moderate, Area Affected : 5%
Location : Front Entry

Parking/Driveway

Asphalt

100% 2041 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

Activity Yard

Asphalt

75% 4+ \$1,500 2035 \$75,100

Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Basketball Court

Cast in Place Concrete

25% 2045 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2-4 \$24,700 2062 * * 5 \$200

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes Each And On Extended Life

Switchgear / Switchboard

Fused Knife Sw

100% 2-4 \$158,800 2062 * * 5 \$200

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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									
	Fluorescent	13%			2032	\$144,900	10	\$8,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-8 Lamps								
	Fluorescent	2%			2027	\$22,300	10	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : T-12 Lamps								
	LED	85%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$9,100	
	Exit, Service	50%			2040	* *	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2040	* *	1	\$14,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Cafeteria, Offices, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2032	\$188,900	1-3	\$47,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights, Horns								

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE
Asset # : 1941

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
		Other Observation, Extent : N/A, Area Affected : 5%							
		Location : Spinkler Service Room							
		Explanation : With Gas Booster Pump							
Conversion Equipment									
	Furnace	15%			2037	* *	1	\$5,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units							
	Hot Water Boiler	85%			2037	* *	1	\$31,500	
Distribution									
	Hot Wtr Piping/Pump	85%			2040	* *	4	\$3,100	
	No Component	15%							
Terminal Devices									
	Air Handler	70%	0-2	\$193,000	2027	\$964,900	1	\$29,200	
		Not Energy Efficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Convactor/Radiator	15%			2030	\$89,800	1	\$3,600	
	No Component	15%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2037	* *	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units. R-410a.							
	Split Unit	85%	Now	\$147,900	2027	\$1,478,500			
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Roof, The Condensing Unit For 2 Qf 19 Split Units Have Multiple Mechanical And Or Electrical Deficiencies							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 19 Units Are On Extended Life Time. R-22 Refrigerant.							
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	
	No Component	15%							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
Exhaust Fans									
	Interior	20%			2027	\$65,000	2	\$500	
	Roof	80%	0-2	\$11,400	2032	\$113,700	2	\$1,500	
	Noisy/Vibrating, Extent : Moderate, Area Affected : 15%								
	Location : Roof								
	Not in Service, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
Plumbing									
H/C Water Piping									
	Brass/Copper	10%	Now	\$1,900	2042	**	1		
	Damaged, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room, Defective Domestic Hot Water Mixing Valve								
	Brass/Copper	90%			2042	**	1		
Water Heater With Tanks									
	Gas Fired	70%			2030	\$11,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : Two 250 Gallon For Kitchen								
	Gas Fired	8%	Now		2032	\$1,300	2		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : 1 Unit In Boiler Room								
	Gas Fired	22%			2032	\$3,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Yard								
	Explanation : Storm Detention Basin For Roof Runoff								
Sump Pump(s)									
	Non-Submersible	100%			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 Observation, Extent : N/A, Area Affected : 100%								
	Location : Kitchen								
	Explanation : For Hoods								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : BRIARWOOD FAMILY RESIDENCE
Address : 80-20 134TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 69,163 **Project Type** : HOMELESS SERVICES
Date of Survey : 14-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 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
Importance Code C	\$3,500			
Total	\$251,500	\$18,600	\$65,300	\$30,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$34,700	
	Masonry: Brick	95%	Now	\$135,700	LIFE	* *	5	\$84,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Window Sills									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Below Gutter Leaks									
Windows									
	Aluminum	100%	Now	\$897,100	2058	* *	5	\$9,600	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Apartments Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Apartments Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 25%									
Location : Apartments Throughout									
Parapets									
	Metal Panel	10%			2053	* *	5	\$1,700	
	Metal Rail	90%			2046	* *	5-10	\$72,100	
Roof									
	Metal Panel	35%	2-4	\$6,400	2046	* *			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%									
Location : Gutter Leaks									
	Modified Bitumen	65%			2033	\$445,400	10	\$41,700	
Patching Evident, Extent : Light, Area Affected : 10%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	50%			LIFE	* *	5	\$9,100	
	Stucco Cement	50%			2038	* *	5	\$4,600	

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	4%			LIFE	**	5	\$9,100	
	Ceramic Tile	6%	Now	\$34,200	2042	**	5	\$3,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Apartments Throughout									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Apartments Throughout									
	Vinyl Tile	90%	0-2	\$251,400	2033	\$2,513,700	3	\$34,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement Floor Corridor									
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : Corridors And Apartments Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2036	**	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
	Gypsum Board	75%			LIFE	**	5	\$63,600	
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
	Gypsum Board	95%			LIFE	**	5	\$124,000	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2059	**			
	Iron Picket	15%			2053	**			
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : West Side									
Retaining Walls									
	Cast in Place Concrete	100%			2068	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2046	**			
Parking/Driveway									
	Asphalt	100%			2042	**			
Activity Yard									
	Asphalt	40%			2042	**			
	Cast in Place Concrete	40%			2046	**			
	Rubber Matting	20%			2038	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 1,200 Ampere And Two 800 Ampere Main Disconnect Switches								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$300	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	LED	100%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$8,300	
	Exit, Battery	50%			2038	* *	10	\$2,300	
	Exterior Lighting								
	LED	30%			2038	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%	Now	\$13,500	2068	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roofs								
	Explanation : Lightning Rods Not Properly Bonded/detached								
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$25,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Under Construction	100%							

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	5%			2043	**	1			
Natural Gas	95%			2043	**	1			
Conversion Equipment									
Hot Water Boiler	95%			2046	**	1	\$32,500		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units, 3,844 Mbh Input Each, Domestic Hot Water Generated From Built-in Heat Exchangers								
Radiant Heater	5%			2033	\$87,900	2	\$1,600		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Elevator Machine Room								
	Explanation : Electric Unit Heater								
Distribution									
Ductwork/Diffusers	20%	Now	\$39,900	LIFE	**	2-5	\$7,700		
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Roofs At Make-up Units								
Hot Wtr Piping/Pump	80%	Now	\$118,200	2058	**	4	\$2,700		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : System Unable To Deliver Required Flow To Meet Heat Demand								
Terminal Devices									
Air Handler	10%	Now	\$127,100	2043	**	1	\$3,900		
	Damaged, Extent : Moderate, Area Affected : 100%								
	Location : Roofs								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Roofs								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roofs								
	Explanation : Two Rooftop Make-up Air Units								
Convactor/Radiator	70%			2031	\$386,700	1	\$15,600		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Fan Coil Unit/Heat	10%			2028	\$167,500	1	\$2,200		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Basement - Ceiling Mounted								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement - Ceiling Mounted								
	Explanation : Ducted Heating And Ventilating Units								
Unit Heater - Hot Water	10%			2033	\$40,000				
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Various Locations								
	Explanation : Cabinet And Unit Heaters								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	100%			2028	\$375,500			
Air Conditioning									
	Energy Source								
	Electricity	30%			2041	* *	1		
	No Component	70%							
	Conversion Equipment								
	Split Unit	5%	Now	\$80,200	2043	* *			
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Roof - West Side							
	Window/Wall Unit	25%			2028	\$64,000	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,300	
	No Component	50%							
	Exhaust Fans								
	Interior	10%			2028	\$30,000	2	\$200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement - Ceiling Mounted							
	Roof	25%	Now	\$32,800	2043	* *	2	\$400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roofs							
	Roof	25%			2028	\$32,800	2	\$500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$17,400	2033	\$867,600	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room							
		Explanation : Domestic Hot Water Recirculating Pump Defective							
	Sanitary Piping								
	Cast Iron	100%	Now	\$42,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Basement - West Side							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2038	* *	1	\$4,200	

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

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

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

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** 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 : BROWNSVILLE WOMENS CENTER
Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : JK03
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$32,700	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Areaways At North Facade							
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Areaways At North Facade							
Stucco Cement	75%			2047	**	5	\$30,500	
Windows								
Aluminum	100%	Now	\$13,600	2050	**	5	\$2,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Metal Panel	10%			2064	**	5	\$1,500	
Stucco Cement	90%			2054	**	5	\$9,200	
Roof								
Modified Bitumen	95%	2-4	\$4,400	2039	**			
	Blisters, Extent : Light, Area Affected : 5%							
	Location : Roof							
Skylight, Metal/Glass	5%	Now	\$5,900	2054	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Skylight							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%	0-2	\$2,700	2043	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Quarry Tile	5%			2047	**	5	\$1,500	
Vinyl Tile	85%	Now	\$44,800	2039	**	3	\$6,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2043	**	5	\$700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	70%			LIFE	**	5	\$12,500	
Masonry: Fieldstone	20%			LIFE	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	25%			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 : Throughout								
	On-Site Walkways								
	Cast in Place Concrete	100%			2039	* *			
	Parking/Driveway								
	Asphalt	100%			2043	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated At 400 Amperes								
	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									

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

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

Lighting

Interior Lighting

Fluorescent

5%

2034

\$10,000

10

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps Type Fixtures.*

Fluorescent

70%

2034

\$139,400

10

\$8,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor And 2nd Floor**Explanation : T-8 Lamps*

LED

25%

2042

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : LED Light*

Egress Lighting

Emergency, Battery

50%

2034

\$11,000

10

\$1,600

Exit, LED

50%

2069

* *

1

Exterior Lighting

LED

20%

2042

* *

No Component

80%

Alarm

Security System

Generic

100%

2039

* *

1

\$5,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exterior And Hallways**Explanation : Cameras Security System*

Fire/Smoke Detection

Generic, Digital

100%

2029

\$33,800

1-3

\$8,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Interior**Explanation : Fire Alarm System Is Obsolete System.*

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2039	* *	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	80%			2032	\$111,300	1	\$5,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit At 310,000 British Thermal Unit							
Distribution									
	Hot Wtr Piping/Pump	80%			2042	* *	4	\$800	
	No Component	20%							
Terminal Devices									
	Convactor/Radiator	80%			2039	* *	1	\$3,500	
	No Component	20%							
Controls									
	Electrical	100%			2029	\$72,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2039	* *	2	\$200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit, Roof							
	Window/Wall Unit	20%			2029	\$9,900	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$2,200	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2039	* *	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 75 Gallon Unit For Kitchen.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,300	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 20%						
			Location : Roof And Basement						
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2029	\$31,600	2		
Hot Water Storage Tank									
	Generic	100%			2034	\$15,000	1		
			Other Observation, Extent : N/A, Area Affected : 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, Extent : N/A, Area Affected : 100%						
			Location : Kitchen						
			Explanation : Covers 10 Square Feet						

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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
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	100%			LIFE	* *	5	\$88,800		
Windows									
Aluminum	75%	2-4	\$336,400	2048	* *	5	\$7,200		
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout Apartment Windows									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : Throughout Apartment Windows									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout Apartment Windows									
Aluminum	25%			2048	* *	5	\$4,800		
Parapets									
Masonry: Brick	50%			LIFE	* *	5	\$2,200		
Metal Panel	5%			2052	* *	5	\$900		
Metal: Cage/Fence	45%	2-4	\$9,300	2037	* *	5	\$6,400		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Metal Panel	25%			2045	* *	10	\$29,400		
Modified Bitumen	75%	2-4	\$205,600	2032	\$513,900				
Drains Clogged, Extent : Light, Area Affected : 15%									
Location : Lower One Story Roof									
Patching Evident, Extent : Light, Area Affected : 30%									
Location : Main Roof									
Ponding, Extent : Light, Area Affected : 20%									
Location : Main Roof									
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$17,200	LIFE	* *	5	\$22,600		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Boiler Room In Basement									
Ceramic Tile	5%	Now	\$5,700	2035	\$285,000	5	\$2,600		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Bathrooms At All Floors									
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%			LIFE	* *	5	\$55,100		
Ceilings									
Exposed Struc: Concrete	75%			LIFE	* *	5	\$12,200		
Gypsum Board	25%			LIFE	* *	5	\$32,600		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	60%			2052		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Steel Mesh Style Fence							
	Iron Picket	40%	4+	\$2,000	2067		* *		
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Central Play Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037		* *		
	On-Site Walkways								
	Asphalt	25%	4+	\$1,600	2035	\$31,900			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garden Walk Area							
	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							
		Ponding, Extent : Light, Area Affected : 15%							
		Location : Parking Lot Area							
	Activity Yard								
	Rubber Matting	100%			2037		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Main Service Disconnect Switch Rated 3000 Amperes							
	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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
BUSHWICK FAMILY RESIDENCE
Asset # : 53

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2037	**	5	\$400	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	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, Extent : N/A, Area Affected : 10%								
	Location : Roof								
	Explanation : Several Lightning Rod Are Disconnected From Equipment And Are Laying On The Roof.								
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	\$35,700	1	\$7,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	Generic, Analog	100%			2032	\$163,400	1-3	\$41,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	* *	1	\$32,100	
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	99%	Now	\$6,900	2040	**	4	\$3,200	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Hot Water Return Line							
	Hot Wtr Piping/Pump	1%	Now	\$800	2057	**	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Leak At Hot Water Pump Flange Evident							
Terminal Devices									
	Air Handler	20%	Now	\$47,700	2032	\$238,400	1	\$7,200	
		Not in Service, Extent : Severe, Area Affected : 75%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Hot Water Sourced Heating And Ventilating Units. Equipment Was Not Running At The Time Of This Survey.							
	Convactor/Radiator	80%			2037	**	1	\$16,800	
Air Conditioning									
Energy Source									
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Window/Wall Unit	25%			2027	\$60,000	1		
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$14,500	
	No Component	60%							
Exhaust Fans									
	Interior	20%			2032	\$56,200	2	\$400	
		Abandoned in Place, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Roof	75%			2032	\$92,200	2	\$1,500	
	Roof	5%	Now	\$6,100	2042	**	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Roof, Multiple Mechanical And Or Electrical Defects In 5 Of 80 Exhaust Fans							
Plumbing									
H/C Water Piping									
	Brass/Copper	85%	2-4	\$13,800	2052	**	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Booster Pump							
	Galvanized Steel	15%			2045	**	1		
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	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$18,200	

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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
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,400	
Masonry: Brick	80%	2-4	\$156,700	LIFE	* *	5	\$39,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Flashing Line At Third Floor								
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	20%	Now	\$4,800	2052	* *	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Coping At Stair Bulkhead								
Roof								
Modified Bitumen	50%	Now	\$350,000	2042	* *			1
Blisters, Extent : Severe, Area Affected : 15%								
Location : First Floor Roof								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : First Floor Roof								
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 : Lower Roof								
Explanation : Poorly Installed								
Modified Bitumen	50%			2037	* *	10	\$32,800	
Soffits								
Cast in Place Concrete	75%			LIFE	* *	5		
Glass: Special Gauge	25%			LIFE	* *	1		
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$95,600	LIFE	* *	5	\$125,900	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : First Floor Dorm								
Ceramic Tile	5%			2041	* *	5	\$4,400	
Quarry Tile	5%			2045	* *	5	\$6,600	
Vinyl Tile	25%			2037	* *	3	\$8,300	
Interior Walls								
Ceramic Tile	5%			2041	* *	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	* *	5	\$30,100	
Gypsum Board	20%			LIFE	* *	5	\$12,000	

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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	10%	Now	\$2,900	2037	**	5	\$4,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Lunch Room							
	Staining/Discoloring, Extent : Severe, Area Affected : 2%							
	Location : Lunch Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 10%							
	Location : Lunch Room							
AcousTileSusp.Lay-In	10%			2049	**	5	\$8,900	
	Recent Installation, Extent : N/A, Area Affected : 10%							
	Location : Office Areas							
Exposed Struc: Concrete	80%	4+	\$207,300	LIFE	**	5	\$11,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Corridor							
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2045	**	5-10		
	Other Observation, Extent : N/A, Area Affected : 50%							
	Location : Upper Roof							
	Explanation : Guard Railing							
Iron Picket	80%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%	0-2	\$45,800	2035	\$916,300			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Potholes, Extent : Moderate, Area Affected : 2%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2032	\$127,000	5	\$300	
Raceway									
	Conduit	100%			2032	\$58,700	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$4,400	5	\$100	
	Molded Case Bkrs	75%			2031	\$65,800	5	\$1,200	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Molded Case Bkrs	15%			2040	**	5	\$200	
	Molded Case Bkrs	5%			2054	**	5	\$100	
Wiring									
	Braided Cloth	20%	2-4	\$17,100	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	70%			2032	\$59,900	1		
	Thermoplastic	10%			2052	**	1		
Motor Controllers									
	Locally Mounted	80%			2030	\$138,900	5	\$300	
	Locally Mounted	20%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$18,200	
Generators									
	Diesel	100%			2035	\$106,100	1	\$22,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 80 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$2,200	
Fuel Storage									
	Main Tank	100%			2047	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 275 Gallons									

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	5%			2027	\$43,900	10	\$2,700	
		Other Observation, Extent : Light, Area 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 : 100%							
		Location : Hallways							
	Fluorescent	5%			2032	\$43,900	10	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	LED	80%			2037	* *			
	Recent Installation, Extent : Light, Area 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									
	No Component	80%							
	Generic	10%			2037	* *	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance System							
	Generic	10%			2027	\$10,800	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Tenant Areas And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$10,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector And Fire Alarm Panel							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 3014

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2045	**	1	\$58,600	
	Distribution								
	Steam Piping/Pump	100%	0-2	\$46,300	2052	**			
		Controller Not Working, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations. Defective Temperature Control. No Sufficient Heat In Some Part Of The Building							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Terminal Devices								
	Convactor/Radiator	95%			2045	**	1	\$18,200	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	5%			2037	**	4	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	Now	\$38,000	2042	**	2	\$300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Rooftop							
	Split Unit	10%			2032	\$137,200			
	Window/Wall Unit	10%			2027	\$21,900	1		
	No Component	70%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$7,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	
	Exhaust Fans								
	Interior	20%			2037	**	2	\$400	
	Roof	80%			2037	**	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$36,900	2045	**	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$8,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	50%			2037	* *	1	\$1,800	
	Generic	50%	Now	\$2,600	2037	* *	1	\$1,600	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Domestic Backflow Valve Leaking								
Fixtures									
	Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	* *	1-2	\$16,600	
	Fire Pump								
	Generic	100%			2041	* *	1	\$11,000	

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

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

*** 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
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	6%			LIFE	**	5	\$53,900	
	Masonry: Brick	80%			LIFE	**	5	\$143,600	
	Masonry: Limestone	4%			LIFE	**	5	\$5,400	
	Metal: Cage/Fence	5%			2045	**	5	\$39,300	
	Window Wall	5%			2052	**	5	\$33,700	
Windows									
	Aluminum	100%			2048	**	5	\$36,300	
Roof									
	Modified Bitumen	10%	Now	\$8,600	2032	\$85,900			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen, Cafateria Area								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Kitchen Area, Basement								
	Single Ply Membrane	90%			2032	\$1,449,400	10	\$72,400	
Soffits									
	Fiberglass Panel	15%			2041	**	5		
	Wood	85%			2037	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$82,600	LIFE	**	5	\$43,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Stairs								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stairs								
	Ceramic Tile	10%	0-2	\$109,600	2035	\$1,095,600	5	\$9,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Toilets And Showers								
	Vinyl Tile	55%	Now	\$147,600	2032	\$2,952,500	3	\$41,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Stairs								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	25%	0-2	\$77,700	2027	\$3,885,200	3	\$18,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%	Now	\$49,100	2035	\$490,800	5	\$4,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Showers									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Showers									
Gypsum Board	10%			LIFE	**	5	\$11,000		
Masonry: Brick	10%			LIFE	**				
Plaster	75%	Now	\$65,100	LIFE	**	5	\$41,100		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Area									
Ceilings									
AcousTileSusp.Lay-In	5%			2030	\$161,500	5	\$9,900		
Exposed Struc: Concrete	20%			LIFE	**	5	\$6,200		
Plaster	75%	Now	\$88,700	LIFE	**	5	\$93,300		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Area									
Site Enclosure									
Fence/Gates									
Chain Link	10%			2032					
Iron Picket	90%			2067	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$3,200	2045	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Sidewalk									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$6,400	2045	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Steps									
Loose/Delam Surface, Extent : Severe, Area Affected : 10%									
Location : On Site Steps									
Parking/Driveway									
Asphalt	100%	0-2	\$47,200	2035	\$944,000				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Potholes, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

Over 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / KEENER BUILDING
Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$56,800	3	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 200 Amperes					
	Transformers								
	Dry Type	100%			2037	* *	3	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : 225 Kilovolt Ampere, 4,160 High Voltage - 208/120 Low Voltage					
	Feeders								
	Cable	100%			2031	\$19,900	1		
	Raceway								
	Conduit	100%			2032	\$47,900	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$44,200	5	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room Basement					
				Explanation : One 800 Ampere Main Disconnect Switch					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2042	* *	5	\$2,700	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Pre-fab Machinery Enclosure					
	Raceway								
	Conduit	80%			2032	\$139,000	1		
	Conduit	20%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	50%			2031	\$78,000	5	\$1,400	
	Molded Case Bkrs	50%			2040	* *	5	\$1,400	
	Wiring								
	Braided Cloth	60%	2-4	\$158,800	2057	* *	1		
				Insulation Aged, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	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								
	Automatic	100%			2037	* *	1	\$31,600	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2035	\$106,100	1	\$39,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : One 100 Kilowatts						
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$3,800	
Fuel Storage									
	Main Tank	100%			2047	* *	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : 275 Gallon Capacity						
Lighting									
	Interior Lighting								
	Fluorescent	70%			2027	\$1,067,100	10	\$65,900	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	5%			2032	\$76,200	10	\$4,700	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Compact Fluorescent Lamps						
	Fluorescent	25%			2037	* *	10	\$23,500	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Basement 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									
	HID	20%			2027	\$93,500	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$18,800	1	\$3,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Inside And Outside						
			Explanation : CCTV Surveillance Camera System						
	Generic	10%			2032	\$18,800	1	\$3,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways, Tenant Area And Exit Doors						
			Explanation : Intrusion Alarm And Motion Sensor						

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$77,500

1-3

\$19,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm**Panel*

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%

2052

* *

1

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Off Site Boiler Room*

Conversion Equipment

Heat Exchanger, Shell &
Tube

100%

2035

\$427,400

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$11,000

2048

* *

4

\$5,100

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Defective Insulation In Various Area*

Terminal Devices

Air Handler

40%

2037

* *

1

\$25,400

Convactor/Radiator

60%

2037

* *

1

\$19,900

Air Conditioning

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

100%

0-2

\$255,800

2037

* *

1

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Corroded Water Main*

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2042	* *	4	\$15,200	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%	0-2	\$35,300	LIFE	* *	1		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Explanation : Severe Flooding At Basement During 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	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit Has Not Been Working In 2 Years								
Fire Suppression									
	Standpipe Generic	100%			2052	* *	1-5	\$51,700	
	Sprinkler Generic	100%			2052	* *	1-2	\$28,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** 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
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	81%	Now	\$296,500	LIFE	**	5	\$36,900	
	Horizontal Cracks, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : At Doors							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Expansion Joint At Exit To Parking Area							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Panel	2%	2-4	\$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 Affected : 15%							
	Location : Throughout							
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Windows								
Aluminum	100%			2048	**	5	\$11,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Roof								
Asphalt Shingle	25%	4+	\$27,300	2041	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Modified Bitumen	65%	0-2	\$215,800	2032	\$359,600			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Skylight, Plastic	10%	Now	\$111,400	2037	**	1		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING
Asset # : 1959

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Metal Panel	75%			2052	**	5-10	\$22,200	
	Wood	25%	0-2	\$6,900	2037	**	5	\$2,700	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Entrance								
Interior									
	Floors								
	Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
	Ceramic Tile	15%	4+	\$34,300	2035	\$685,600	5	\$6,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Shower Room Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
	Vinyl Tile	25%			2037	**	3	\$7,800	
	Interior Walls								
	Ceramic Tile	5%	Now	\$22,200	2035	\$222,200	5	\$2,100	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Shower Stalls Throughout								
	Concrete Masonry Unit	60%			LIFE	**	5	\$19,900	
	Glass: Single Pane	1%			LIFE	**	5	\$600	
	Gypsum Board	19%	Now	\$4,300	LIFE	**	5	\$9,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	15%			LIFE	**			
	Ceilings								
	AcousTileSusp.Lay-In	10%			2037	**	5	\$8,300	
	Exposed Struc: Wood	85%			LIFE	**			
	Gypsum Board	5%	Now	\$7,100	LIFE	**	5	\$5,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Site Enclosure								
	Fence/Gates								
	Chain Link	5%			2052	**			
	Iron Picket	95%			2067	**			
	Site Pavements								
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	**			

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

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

Site Pavements

Parking/Driveway

Asphalt

85% Now \$247,000 2035 \$2,469,700

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout**Potholes, Extent : Moderate, Area Affected : 5%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Cast in Place Concrete

15% Now \$11,900 2045 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2032 \$22,100 5 \$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,500 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$127,000 5 \$200

Raceway

Conduit

100% 2032 \$58,700 1

Panelboards

Fused Disc Sw

5% 2031 \$4,400 5 \$100

Molded Case Bkrs

65% 2031 \$57,000 5 \$900

Molded Case Bkrs

30% 2040 * * 5 \$400

Wiring

Thermoplastic

90% 2032 \$77,000 1

Thermoplastic

10% 2052 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$173,600 5 \$400

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$800

Stand-by Power

Transfer Switches

Automatic

100% 2030 \$13,400 1 \$17,100

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2028	\$106,100	1	\$21,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$2,100	
	Fuel Storage								
	Main Tank	100%			2035	\$75,100	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : One 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	74%			2027	\$609,800	10	\$37,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2037	* *	10	\$10,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Boiler Rooms							
	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%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$10,200	1	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$10,200	1	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cafeteria, Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	\$41,900	1-3	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detector, Pull Box And Fire Alarm Panel							

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

Asset # : 1959

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Fuel Oil No 2	100%			2052	**	5	\$17,200	
Conversion Equipment	Hot Water Boiler	100%			2045	**	1	\$27,400	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Boiler Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : 6 Seperate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water									
Distribution	Hot Wtr Piping/Pump	75%			2040	**	4	\$2,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
	Hot Wtr Piping/Pump	25%			2040	**	4	\$700	
Terminal Devices									
Air Handler		10%			2032	\$101,900	1	\$3,400	
Convactor/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	Roof	100%			2040	**	2	\$1,700	
Plumbing									
H/C Water Piping	Galvanized Steel	100%			2037	**	1		
HW Heat Exchanger	Steam Fired	100%			2032	\$261,900	4	\$5,500	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Fixtures	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Fire Suppression									
Sprinkler	Generic	100%			2052	**	1-2	\$15,500	

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

Asset # : 1959

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System							
	Dry	10%		2027	\$4,800	1-3	\$21,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Kitchen Hood</i>						
	No Component	90%						

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	95%			LIFE	**	5	\$122,800	
	Window Wall	5%			2054	**	5	\$24,200	
	Windows								
	Aluminum	100%			2050	**	5	\$18,900	
	Parapets								
	Concrete Masonry Unit	45%			LIFE	**	5	\$12,200	
	Masonry: Brick	50%			LIFE	**	5	\$12,000	
	Metal Panel	5%			2054	**	5	\$4,600	
	Roof								
	Modified Bitumen	100%	Now	\$111,700	2039	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Lower Roof Into Television Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Soffits								
	Metal, Corrugated	100%	Now	\$4,100	2064	**	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 35%								
	Location : Main Entrance								
	Staining/Discoloring, Extent : Light, Area Affected : 50%								
	Location : Main Entrance								
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
	Ceramic Tile	5%			2043	**	5	\$5,500	
	Vinyl Tile	85%			2034	\$2,532,100	3	\$35,200	
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Interior Walls								
	Concrete Masonry Unit	25%	Now	\$43,900	LIFE	**	5	\$9,600	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Side, 4th Floor Apartments								
	Glass: Single Pane	10%			LIFE	**	5	\$7,200	
	Gypsum Board	65%			LIFE	**	5	\$37,300	
	Ceilings								
	Exposed Struc: Concrete	70%	Now	\$226,200	LIFE	**	5	\$12,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms On Fourth Floor								
	Gypsum Board	30%			LIFE	**	5	\$41,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2044	**			
	Free Standing Walls								
	Cast in Place Concrete	100%	Now	\$15,600	2054	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : North Patio								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2069		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$600	2047		* *		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : 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		* *		
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
	Location : North Patio								
	Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
	Location : North Patio								
	Tripping Hazard, Extent : Severe, Area Affected : 5%								
	Location : North Patio								
	Other Observation, Extent : Severe, Area Affected : 40%								
	Location : North Patio								
	Explanation : Has Been Closed Off Due To Hazard								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room 1st Floor								
	Explanation : One 3,000 Ampere Main Disconnect Switch								
	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	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$22,700	
Generators								
Diesel	100%			2037	* *	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room 1st Floor</i>								
<i>Explanation : One 156 Kilovolt Amperes, 125 Kilowatts</i>								
Batteries								
Lead/Acid	100%			2027	\$2,400	5	\$2,700	
Fuel Storage								
Main Tank	100%			2049	* *	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 175 Gallons</i>								
Lighting								
Interior Lighting								
LED	100%			2039	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : LED System Installed In 2015.</i>								
Egress Lighting								
Emergency, Service	60%			2034	\$26,600	1		
Exit, Service	40%			2039	* *	1		
Exterior Lighting								
LED	20%			2039	* *			
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	* *	5	\$500	
Alarm								
Security System								
Generic	100%			2042	* *	1	\$27,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Cameras Security System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2042	* *	1-3	\$45,500	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$153,100	2039	**	1	\$32,800	
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : Boiler Room. One Boiler Is Not Working								
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Boiler Room								
	Explanation : Two Units Which Also Supply Domestic Hot Water								
Distribution									
	Hot Wtr Piping/Pump	100%			2042	**	4	\$5,500	
Terminal Devices									
	Air Handler	10%			2029	\$135,600	1	\$4,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Four Units On The Roof								
	Explanation : Units Provide Fresh Air To Corridors, Heating Component Is Abandoned In Place.								
	Convactor/Radiator	90%			2039	**	1	\$21,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
Conversion Equipment									
	Split Unit	10%			2034	\$171,100			
	Window/Wall Unit	50%			2029	\$136,500	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,100	
	Insul. Deteriorating, Extent : Severe, Area Affected : 40%								
	Location : Roof								
Exhaust Fans									
	Interior	20%			2034	\$63,900	2	\$500	
	Roof	80%	Now	\$11,200	2039	**	2	\$1,400	
	Broken, Extent : Moderate, Area Affected : 10%								
	Location : 11 Of 93 Toilet Exhaust Fans On Roof								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2039	**	1		
HW Heat Exchanger									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%	Now	\$18,200	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Sewage Backing Up In Basement								
	Broken, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Sanitary Pipe								
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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									
	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, Area Affected : 100%					
				Location : Basement To The 4th Floor					
				Explanation : Two Units.					
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$20,700	
	Chemical System								
	Generic	100%			2032	\$71,700	1-3	\$364,000	

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

Print Date : 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
Program / Asset # : DHS0012.000 / 1972 **Yr Built/Renovated** : 1926 / 2012
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$13,500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Facade							
	Explanation : Location Noted							
Masonry: Limestone	5%			LIFE	**	5	\$3,400	
Stucco Cement	80%	2-4	\$99,500	2040	**	5	\$45,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : East And West Facades							
Windows								
Aluminum	75%			2051	**	5	\$8,500	
Aluminum w/ Guards	25%			2051	**	5	\$2,800	
Parapets								
Metal Panel	10%			2055	**	5	\$2,900	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Copings							
	Explanation : Location Noted							
Stucco Cement	90%	2-4	\$8,000	2048	**	5	\$8,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Above West Courtyard							
Roof								
Modified Bitumen	95%			2035	\$153,400	10	\$14,400	
Skylight, Metal/Glass	5%			2055	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2040	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,100	
Ceramic Tile	10%	0-2	\$45,500	2038	**	5	\$2,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Apartments							
Mosaic Tile	5%	Now	\$9,500	2040	**	5	\$2,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Corridors And Stair Landings							
Marble Panels	10%	0-2	\$44,300	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Stair Treads							
Vinyl Tile	65%	Now	\$290,000	2035	\$725,000	3	\$10,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Throughout Apartments							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout Apartments							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Apartments							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Gypsum Board	65%			LIFE	**	5-10	\$49,700	
Masonry: Fieldstone	10%			LIFE	**	10	\$1,800	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout Basement								
Explanation : Open Joints								
Marble Panels	2%	Now	\$7,700	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Corridor And Stairs								
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Corridor 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 Peeling, Extent : Light, Area Affected : 5%								
Location : Various Locations								
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$1,900	2045	**			
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : East Courtyard								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$3,700	2055	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : East And West Courtyards								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$5,400	2040	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Dean Street								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$9,400	2048	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : East, West And Rear Courtyards								

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2035	\$14,700	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere Main Disconnect Switch								
	Raceway								
	Conduit	100%			2045	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2035	\$212,900	10	\$13,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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%							
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$10,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance System								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2048	* *	1	\$28,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Boiler Room							
	Explanation : One Steam Boiler							
Distribution Steam Piping/Pump	100%			2035	\$224,100			
Terminal Devices Convactor/Radiator	100%			2033	\$228,800	1	\$9,300	
	On Extended Life, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Controls Digital	100%			2033	\$803,600			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Heat Timer System							
Air Conditioning								
Energy Source Electricity	5%			2043	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Offices							
	Explanation : Location Noted							
No Component	95%							
Conversion Equipment Window/Wall Unit	5%			2030	\$5,300	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Offices							
	Explanation : Location Noted							
No Component	95%							
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300	
Exhaust Fans 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%			2055	* *	4	\$4,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Two Built-in-boiler Units							
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	20%			LIFE	* *	1		
No Component	80%							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : One 119 Gallon Unit</i>								

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

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
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	4+	\$117,800	LIFE	* *	5	\$73,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Penthouse								
	Efflorescence, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Window Wall	25%			2052	* *	5	\$91,600	
	Glazing Clouded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Windows									
	Aluminum	95%	Now	\$15,700	2048	* *	5	\$8,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Insect Screens								
	Glazing Clouded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	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 : Moderate, Area Affected : 15%								
	Location : West End Over Room 601 And 605								
	Metal Panel	5%	2-4	\$400	2042	* *	5	\$400	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Metal Rail	2%			2045	* *	5-10	\$1,600	
Roof									
	Modified Bitumen	100%	Now	\$9,400	2037	* *			
	Patching Evident, Extent : Moderate, Area Affected : 2%								
	Location : Upper Roof								
	Vegetation Growth, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Lower Roof, 3rd Floor, Lobby								
Soffits									
	Stucco Cement	100%			2045	* *	5		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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%			LIFE	**	5	\$21,700	
	Sheet Vinyl/Rubber	1%	Now	\$31,700	2042	**	5	\$700	
	Adhesion Failure, Extent : Severe, Area Affected : 50%								
	Location : Elevators								
	Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
	Location : Elevators								
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Elevators								
	Vinyl Tile	89%			2037	**	3	\$33,100	
Interior Walls									
	Concrete Masonry Unit	15%	Now	\$23,500	LIFE	**	5	\$5,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement Storage And Electrical Room								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Basement Storage And Electrical Room								
	Glass Block	3%			LIFE	**			
	Glass: Single Pane	12%			LIFE	**	5	\$7,700	
	Gypsum Board	70%	Now	\$16,300	LIFE	**	5	\$35,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Room 601 And 605, 1st Floor Dining Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Room 601 And 605, 1st Floor Dining Room								
Ceilings									
	Exposed Struc: Concrete	65%			LIFE	**	5	\$10,100	
	Gypsum Board	35%			LIFE	**	5	\$43,400	
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2052	**			
	Iron Picket	15%			2052	**			
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$24,300	2045	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : East 118th Street								
On-Site Walkways									
	Cast in Place Concrete	50%			2045	**			
	Pavers/Stone	50%			2041	**			

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Activity Yard								
	Asphalt	10%	Now	\$4,800	2047		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Basketball Court							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : Basketball Court							
	Cast in Place Concrete	65%	Now	\$4,900	2045		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
		Tripping Hazard, Extent : Moderate, Area Affected : 10%							
		Location : Rear Yard							
	Pavers/Stone	25%			2041		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 800 Ampere Main Disconnect Switches							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$300	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2040	* *	5	\$200	
	Molded Case Bkrs	90%			2040	* *	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2037	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$20,500	
	Generators								
	Diesel	100%			2035	\$106,100	1	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room First Floor							
		Explanation : One 250 Kilowatts							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$2,500	
	Fuel Storage								
	Main Tank	100%			2047	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator First Floor								
	Explanation : One 175 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$395,200	10	\$24,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Fluorescent	20%			2032	\$197,600	10	\$12,200	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	40%			2037	* *			
	Recent Installation, Extent : Light, Area Affected : 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								
	Generic	100%			2047	* *	5	\$500	
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$12,200	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Camera System								
	Generic	10%			2032	\$12,200	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Exit Doors								
	Explanation : Intrusion Alarm And Motion Sensor								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2032	\$50,300	1-3	\$12,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detector, Manual Pull Box And Fire Alarm Panel								

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Furnace	20%			2032	\$40,400	1	\$6,600	
	Hot Water Boiler	40%			2045	**	1	\$13,200	
	Hot Water Boiler	40%	Now	\$55,200	2045	**	1	\$11,800	
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room. One Boiler Inoperable								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$3,300	
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$21,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2032	\$142,400	2	\$800	
	Window/Wall Unit	60%			2027	\$147,600	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,100	
	Exhaust Fans								
	Interior	10%			2032	\$28,800	2	\$200	
	Roof	90%	0-2	\$11,300	2032	\$113,400	2	\$1,500	
	Not in Service, Extent : Moderate, Area Affected : 15%								
	Location : Roof. 15 Perfecent Of Roof Exhaust Fan Not Working								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	HW Heat Exchanger								
	HTHW/HW	50%			2058	**			
	HTHW/HW	50%	Now	\$54,600	2062	**			
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Boiler Room								
	Explanation : Coils In Broken Boiler Not Working								
	Sanitary Piping								
	Cast Iron	50%	0-2	\$122,700	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 50%								
	Location : Basement. Leaking Sewer System								
	Under Construction	50%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Basement								
	Explanation : Partial Sewer System Under Construction At Basement								
	Storm Drain Piping								
	Under Construction	100%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	50%			2032	\$6,500	4	\$700	
	Submersible	50%	Now	\$1,000	2027	\$1,000	4	\$700	
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : Basement. Two Sump Pumps Not Working								
	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%								
	Location : Basement								
	Explanation : Only On Sprinkler And Standpipe Service								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C-6								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$33,500	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$18,600	
	Fire Pump								
	Generic	100%			2035	\$62,000	1	\$12,400	

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** 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 : 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	97%	0-2	\$177,600	LIFE	**	5	\$44,200		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : At Steel Lintels Throughout								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : East Facade								
	Explanation : Stucco On Brick								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400		
Windows									
Aluminum	100%	Now	\$654,500	2058	**	5	\$7,000		
	Air Infiltration, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Cttrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Parapets									
Masonry: Brick	90%	0-2	\$27,400	LIFE	**	5	\$4,400		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : All Roofs								
Pre-Cast Concrete	10%	Now	\$7,800	LIFE	**	5	\$3,100	1	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Coping								
	Open Joints, Extent : Severe, Area Affected : 25%								
	Location : Coping								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Coping								
Roof									
Modified Bitumen	80%			2038	**	10	\$10,400		
Panel/Paver: Cer/Brk	20%	Now	\$34,100	2063	**				
	Vegetation Growth, Extent : Moderate, Area Affected : 40%								
	Location : Lower Roof								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Lower Roof								
	Worn/Eroded, Extent : Severe, Area Affected : 75%								
	Location : Lower Roof								
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$4,700		
Ceramic Tile	5%	Now	\$11,700	2042	**	5	\$1,100		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Toilet Rooms								
Quarry Tile	5%			2046	**	5	\$3,200		
Vinyl Tile	85%	Now	\$586,000	2038	**	3	\$13,600		
	Worn/Eroded, Extent : Severe, Area Affected : 30%								
	Location : Corridors And Some Offices								

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

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

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	

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

Location : Corridors, Ramp Walls, 1st Floor Offices

Plaster	20%	Now	\$32,800	LIFE	**	5		\$4,100	
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Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%

Location : Corridors

Ceilings

AcousTileSusp.Lay-In	90%			2046	**	5		\$38,300	
Exposed Struc: Concrete	7%			LIFE	**	5		\$500	
Exposed Struc: Steel	3%	Now	\$90,000	LIFE	**				

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

Location : Electrical Room Basement

Explanation : Corroded Corrugated Metal Underside Of Slab

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**				
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On-Site Walkways

Cast in Place Concrete	100%			2038	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rear Of Building

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$14,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	25%			2033		\$23,800	5		
Molded Case Bkrs	75%			2033		\$71,400	5	\$600	

Raceway

Conduit	100%			2033		\$40,300	1		
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Panelboards

Fused Disc Sw	10%			2032		\$3,900	5	\$100	
Molded Case Bkrs	90%			2032		\$35,100	5	\$700	

Wiring

Thermoplastic	100%			2033		\$56,900	1		
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Motor Controllers

Locally Mounted	100%			2031		\$86,800	5	\$200	
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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$6,400	1	\$8,900	
	Generators								
	Diesel	100%			2029	\$64,500	1	\$11,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement, Generator Room								
	Explanation : Emergency Generator Rated At 125 Kilowatts								
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2036	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$420,400	10	\$25,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2028	\$8,600	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Storage Room								
	Egress Lighting								
	Emergency, Service	50%			2028	\$8,700	1		
	Exit, Service	50%			2028	\$6,100	1		
	Exterior Lighting								
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2028	\$52,900	1	\$10,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Roof, Front Of The Building And Exit Doors								
	Explanation : CCTV Surveillance Cameras And Intrusion Alarm								
	Fire/Smoke Detection								
	Generic, Digital	100%			2028	\$72,700	1-3	\$17,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$30,000	2038	**	1	\$12,800	
	Malfunctioning, Extent : Severe, Area Affected : 10%								
	Location : Basement. No. 2 Boiler Malfunctioning And Out Of Service								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	\$61,700	4	\$1,400	
	Terminal Devices								
	Air Handler	40%			2033	\$212,200	1	\$7,100	
	Convactor/Radiator	50%			2031	\$115,300	1	\$4,700	
	Fan Coil Unit/Heat	10%			2033	\$69,900	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%	0-2	\$64,300	2031	\$321,500	2	\$1,000	
	Not in Service, Extent : Moderate, Area Affected : 20%								
	Location : Units Not Efficient And Not Producing Enough Cold Air								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 7 Units, Each Floor Has Separate Package Unit								
	Window/Wall Unit	10%			2028	\$10,700	1		
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%	0-2	\$22,800	2027	\$113,900	2	\$23,200	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Roof								
	Leak Evident, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,100	
	Exhaust Fans								
	Interior	50%	0-2	\$62,500	2043	**	2	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout.								
	Explanation : Poor Ventilation In Building								
	No Component	50%							
Plumbing									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%	0-2	\$12,700	2043	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Defective Booster Pump							
	Galvanized Steel	30%			2031	\$108,000	1		
Water Heater With Tanks									
	Gas Fired	100%	0-2	\$5,000	2028	\$16,700	2		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Storage Tank, Boiler Room							
		Leak Evident, Extent : Moderate, Area Affected : 20%							
		Location : Storage Tank, Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 50%							
		Location : Storage Tank, Boiler Room							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2033	\$14,800	4	\$1,100	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 6th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$8,100	
	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.
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** 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 : EAST NEW YORK AVENUE SRO
Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%			LIFE	**	5	\$66,600	
	Metal Panel	5%	Now	\$5,800	2052	**	5	\$8,300	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Rooftop Into Lounges							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop Window Atrium Bulkheads							
		Explanation : Metal Cladding							
	Weathering Steel	5%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At All Windows And Window Walls							
		Explanation : Exposed Steel Window Lintels And Surrounds							
	Window Wall	15%	Now	\$19,800	2052	**	5	\$25,000	
		Weather Strip Missing, Extent : Light, Area Affected : 10%							
		Location : Lobby Windows							
Windows									
	Aluminum	100%			2040	**	5	\$19,300	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$2,300	
	Masonry: Brick	45%			LIFE	**	5	\$2,000	
	Metal Panel	10%	Now	\$3,500	2052	**	5	\$900	
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : Parapet Coping							
Roof									
	IRMA/Protected Membrane	15%	Now	\$5,600	2032		\$278,100		
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : 4th Floor Balcony							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Balcony Into Superintendents Apartment							
	Modified Bitumen	85%	4+	\$58,200	2032		\$582,400		
		Alligatoring, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof Into 4th Floor Apartments							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$1,300	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
Ceramic Tile	5%	Now	\$5,700	2041	**	5	\$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor Shower								
Quarry Tile	5%			2045	**	5	\$7,800	
Vinyl Tile	75%			2037	**	3	\$29,100	
Interior Walls								
Ceramic Tile	3%	Now	\$4,600	2041	**	5	\$2,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : 2nd Floor 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%	Now	\$9,700	LIFE	**	5	\$21,200	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Apartments And Superintendents Apartment								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$3,300	
Gypsum Board	13%	Now	\$4,600	LIFE	**	5	\$17,000	
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : 4th Floor Elevator								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Apartments, Lounges And Superintendents Apartment								
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	100%	Now	\$8,400	2049	**			
Tripping Hazard, Extent : Light, Area Affected : 5%								
Location : Front Entry Of Building								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,100	2037	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Garden At Rear Of Building								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : Garden At Rear Of Building								
Tripping Hazard, Extent : Moderate, Area Affected : 10%								
Location : Garden At Rear Of Building								

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

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$44,600 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 15%
Location : Throughout
Ponding, Extent : Moderate, Area Affected : 20%
Location : Bottom Of Driveway
Potholes, Extent : Moderate, Area Affected : 25%
Location : Driveway
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%
Location : Bottom Of Driveway

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% 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% 2042 * * 5 \$300

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Two Main Service Disconnect Switches Rated At 800 Amperes 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

Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : Emergency Generator Rated At 100 Kilowatts

Batteries

Lead/Acid

100% 2026 \$2,400 5 \$2,300

Fuel Storage

Not Accessible

100%

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Cameras							
Fire/Smoke Detection									
	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 Stations, Smoke Detectors, Alarm Bells, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	4+	\$800	2052	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Roof							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	10%	Now	\$3,700	2027	\$18,500	1	\$2,700	
				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					
	Hot Water Boiler	90%			2030	\$569,700	1	\$27,100	
				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					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$3,000	
	Terminal Devices								
	Convactor/Radiator	100%			2030	\$487,200	1	\$19,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%			2032	\$13,100	2	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : For Elevator Machinery Room					
	Split Unit	3%			2027	\$42,400			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Office Area					
	Window/Wall Unit	15%			2027	\$33,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,000	
	Exhaust Fans								
	Roof	30%	0-2	\$3,500	2032	\$34,700	2	\$400	
				Noisy/Vibrating, Extent : Moderate, Area Affected : 30%					
				Location : Roof					
	Roof	70%			2032	\$80,900	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 100%								
	Location : Basement To 4th Floor								
	Explanation : Two Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$17,100	

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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



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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	40%	Now	\$123,900	LIFE	* *	5	\$30,800	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout 4th Floor							
	Pre-Cast Concrete	3%			LIFE	* *	5	\$7,500	
	Stucco Cement	57%	Now	\$485,500	2039	* *	5	\$54,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 3rd And 4th Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Inner Courtyard And East Elevation							
		Explanation : Graffiti							
Windows									
	Aluminum	100%	Now	\$42,600	2042	* *	5	\$9,200	
		Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$11,700	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Main Roof							
	Masonry: Brick	40%	Now	\$65,100	LIFE	* *	5	\$2,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$81,300	LIFE	* *	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Inside Face Of Parapet							
		Explanation : Cement Stucco On Brick							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$2,100	
Roof									
	Modified Bitumen	98%	Now	\$6,200	2039	* *			
		Miss/Damaged Flashings, Extent : Light, Area Affected : 5%							
		Location : Main Roof							
	Skylight, Metal/Glass	2%	Now	\$8,100	2044	* *			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair Bulkhead							
Soffits									
	Stucco Cement	100%			2039	* *	5		

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$4,400	LIFE	**	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Ceramic Tile	5%	Now	\$7,300	2043	**	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Various Bathrooms							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms							
Quarry Tile	15%			2047	**	5	\$11,900	
Vinyl Tile	25%	Now	\$17,900	2034	\$357,900	3	\$5,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Wood	50%	Now	\$77,300	2049	**	5	\$24,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	20%	Now	\$96,300	2043	**	5	\$9,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Stair Bulkhead							
Glass: Single Pane	3%			LIFE	**	5	\$2,000	
Gypsum Board	50%	Now	\$12,200	LIFE	**	5	\$26,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Fieldstone	7%	Now	\$56,400	LIFE	**			
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Electrical And Boiler Rooms							
	Explanation : Water Penetration							
Plaster	20%	Now	\$21,300	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$8,600	2047	**	5	\$5,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Gypsum Board	80%	Now	\$14,500	LIFE	**	5	\$53,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2054	**			

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site 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				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inner Courtyard								
	Explanation : Play Area								

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

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

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

Lighting

Interior Lighting								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$107,100	2044	* *	1-3	\$23,800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Heating

Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	\$367,900	1	\$17,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units, Multiple Temperatures</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$2,600	
Terminal Devices								
Convactor/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 - Cooling	20%			2028	\$109,500	2	\$400	
Window/Wall Unit	10%			2029	\$13,100	1		
No Component	70%							

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

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

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

DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2029	\$6,000	2	\$4,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,800	
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$21,700	4	\$1,700	
	Backflow Preventer								
	Generic	5%	0-2	\$500	2029	\$800	1	\$100	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement							
		Explanation : Corrosion At Piping							
	Generic	95%			2029	\$14,700	1	\$2,100	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2027	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Hot Water Storage Tank									
	Generic	100%			2039	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 250 Gallon Unit							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	* *	1-2	\$1,000	
Chemical System									
	Generic	100%			2027	\$8,000	1-3	\$37,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Covers 10 Square Feet							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : FLATLANDS FAMILY RESIDENCE
Address : 10875 AVENUE D @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$13,900	
	Masonry: Brick	98%			LIFE	**	5	\$87,000	
Windows									
	Aluminum	100%			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/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
	Metal Panel	30%			2045	**	10	\$35,300	
	Modified Bitumen	70%	Now	\$143,900	2042	**			
Blisters, Extent : Light, Area Affected : 5%									
Location : Throughout									
Debris Present, Extent : Light, Area Affected : 5%									
Location : Lower One Story Roof Areas									
Ponding, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Lower One Story Roof Areas									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Library, Security Office, Child Care Room B And 3rd Floor Corridor									
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$34,000	
	Ceramic Tile	10%			2041	**	5	\$10,400	
	Vinyl Tile	75%			2037	**	3	\$29,100	
Interior Walls									
	Ceramic Tile	5%			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%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$5,200	
	Exposed Struc: Concrete	15%			LIFE	**	5	\$2,400	
	Gypsum Board	80%	Now	\$28,500	LIFE	**	5	\$104,400	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Library, Security Office, Child Care Room B									
Site Enclosure									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	75%			2052		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Property Perimeter							
		Explanation : Steel Mesh Type Fence							
	Iron Picket	25%			2067		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037		* *		
	On-Site Walkways								
	Cast in Place Concrete	95%	Now	\$9,500	2037		* *		
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : By Playground							
	Pavers/Stone	5%			2041		* *		
Parking/Driveway									
	Asphalt	100%	4+	\$4,300	2035	\$216,600			
		Potholes, Extent : Light, Area Affected : 10%							
		Location : Parking Lot Area							
Activity Yard									
	Asphalt	35%	Now	\$4,800	2035	\$47,900			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basketball Court							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Side Yard Area							
		Explanation : Basketball Court							
	Cast in Place Concrete	35%	Now	\$3,800	2037		* *		
		Tripping Hazard, Extent : Moderate, Area Affected : 20%							
		Location : Picnic Area							
	Rubber Matting	30%			2032	\$48,500			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 1200 Amperes And 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$300	
	Raceway								
	Conduit	100%			2042	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2032	\$56,300	10	\$8,300	
	Exit, Service	50%			2032	\$14,500	1		
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	* *	1	\$7,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2032	\$172,900	1-3	\$43,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$33,900	
		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	\$3,400	
	Terminal Devices								
	Convactor/Radiator	100%			2037	* *	1	\$22,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2027	\$73,500	2	\$400	
		Other Observation, Extent : N/A, Area 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%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2027	\$10,200	2	\$7,200	
	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	
Plumbing									
	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		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			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, Area Affected : 10%								
	Location : 1st To 2nd Floor Community Room								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$19,200	

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

Print Date : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$7,900	LIFE	* *	5	\$33,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	78%	Now	\$847,500	LIFE	* *	5	\$105,400	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : South Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 80%								
Location : West And South Facades								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : West Facade								
Explanation : Sidewalk Shed Installed								
Masonry: Limestone	7%	Now	\$36,400	LIFE	* *	5	\$7,100	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Multiple Locations Throughout								
Metal Panel	10%	Now	\$437,500	2043	* *	5	\$25,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : West Facade								
Windows								
Aluminum	10%			2049	* *	5	\$3,000	
Steel	75%	Now	\$1,892,300	2058	* *	5	\$140,100	1
Bent/Warped Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade And North Facade								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Facade And North Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : South Facade And North Facade								
Wood	5%			2049	* *	5	\$14,900	
Wood	10%	Now	\$117,200	2058	* *	5	\$14,900	1
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : South Facade								
Thermally Inefficient, Extent : Severe, Area Affected : 60%								
Location : South Facade								
Split/Cracked, Extent : Severe, Area Affected : 20%								
Location : South Facade								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	8%	Now	\$19,900	LIFE	* *	5	\$6,900	
		Crazing, Extent : Moderate, Area Affected : 100%							
		Location : North Facade And Throughout							
	Masonry: Brick	34%	Now	\$235,100	LIFE	* *	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Masonry: Brick	53%			LIFE	* *	5	\$5,900	
	Metal Panel	5%	Now	\$4,500	2053	* *	5	\$1,100	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	26%	Now	\$362,600	2043	* *			
		Blisters, Extent : Moderate, Area Affected : 35%							
		Location : West And East Ends							
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : West Side.							
		Air/Water Blisters, Extent : Light, Area Affected : 5%							
		Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Over Drill Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : West And East Ends							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : North Side							
		Explanation : Pitch Pockets Leaking							
	Modified Bitumen	74%	Now	\$966,600	2043	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : East Side, Two Missing Roof Drain Strainers							
		Water Penetration, Extent : Moderate, Area Affected : 80%							
		Location : Over Track							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2032	\$160,700	3	\$18,600	
Cast in Place Concrete	5%			LIFE	**	5	\$33,900	
Ceramic Tile	5%	0-2	\$85,400	2036	**	5	\$7,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Poured Epoxy/Resin	5%	Now	\$84,800	2028	\$848,400			
Worn/Eroded, Extent : Light, Area Affected : 30%								
Location : 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 Affected : 50%								
Location : First And Second Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : First And Second Floors								
Wood	12%	Now	\$216,800	2036	**	5	\$34,900	
Dry Rot/Decay, Extent : Severe, Area Affected : 3%								
Location : Electrical Room, Perimeter Of Track								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Explanation : Walls Of Mechanical Space								
Ceramic Tile	3%			2036	**	5	\$1,200	
Gypsum Board	25%			LIFE	**	5	\$5,800	
Other Observation, Extent : N/A, Area Affected : 5%								
Location : Throughout Shelter Space								
Explanation : Portions Removed Due To Active Construction								
Masonry: Brick	37%			LIFE	**			
Plaster	20%	Now	\$3,700	LIFE	**	5	\$2,300	
Loose/Delam Surface, Extent : Light, Area Affected : 100%								
Location : Curved Walls At Main Public Stairway Of Track								
Wood	5%			LIFE	**	5	\$7,800	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	6%	Now	\$30,200	2038	* *	5	\$9,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : First And Second Floors									
Water Penetration, Extent : Moderate, Area Affected : 80%									
Location : First Floor Lobby									
	AcousTileSusp.Lay-In	4%			2053	* *	5	\$12,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Partial 1st Floor Corridor Of Shelter									
	Exposed Struc: Concrete	5%	Now	\$113,500	LIFE	* *	5	\$2,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%									
Location : Boiler Room First Floor Of Shelter									
Paint Peeling, Extent : Severe, Area Affected : 70%									
Location : Electrical Room And Boiler Rooms In Shelter									
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$19,400	
	Masonry: Infill Arch	5%			LIFE	* *			
	Plaster	20%			LIFE	* *	5	\$38,800	
	Wood	20%			LIFE	* *	5	\$542,700	
	Wood	30%	Now	\$1,237,700	LIFE	* *	5	\$814,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$387,100	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout Driveway									

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2033	\$46,900	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect									
	Fused Disc Sw	50%			2043	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere Main Disconnect									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2043	**	5	\$500	
	Molded Case Bkrs	50%			2033	\$222,300	5	\$3,100	
Raceway									
	Conduit	70%			2033	\$312,200	1		
	Conduit	30%			2053	**	1		
Panelboards									
	Fused Disc Sw	1%			2041	**	5	\$100	
	Molded Case Bkrs	60%			2049	**	5	\$3,700	
	Molded Case Bkrs	39%			2032	\$182,400	5	\$2,400	
Wiring									
	Thermoplastic	60%			2033	\$398,400	1		
	Thermoplastic	40%			2053	**	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$607,700	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2038	**	1	\$72,900	
Generators									
	Diesel	100%			2036	**	1	\$91,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Third Floor Generator Room									
Explanation : 250 Kilowatts Rated Capacity									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$8,800	
Fuel Storage									
	Day Tank	1%			2041	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Third Floor Generator Room									
Explanation : 10 Gallons									
	Main Tank	99%			2048	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 550 Gallons									

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting	Fluorescent	60%		2033	\$2,112,800	10	\$130,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Fluorescent	15%		2028	\$528,200	10	\$32,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout Track And Field, Museum Area Of Building							
	Fluorescent	2%		2033	\$70,400	10	\$4,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : First Floor Offices Shelter Area, Second Floor Corridor Museum Area							
	HID	6%		2028	\$164,500	10	\$500	
Incandescent	2%		2028	\$77,900	2	\$100		
LED	15%		2038	* *				
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		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
Generic, Digital	100%		2038	* *	1-3	\$150,500		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	2%			2028	\$120,500	2	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof - Chiller Mechanical Room							
		Explanation : Electric 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									
	Steam Piping/Pump	25%			2063	* *			
		Recent Installation, Extent : N/A, Area 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							
	Convactor/Radiator	58%			2031	\$1,097,700	1	\$44,400	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Homeless Service Space - Various Locations							
	Convactor/Radiator	20%			2053	* *	1	\$15,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Homeless Service Space - 1st Floor - Various Locations							
	Unit Heater - Steam	2%			2028	\$26,300	4	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entrance Vestibule							
		Explanation : Location Observed							
Controls									
	Digital	30%			2031	\$1,994,200			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Armory Track Space							
		Explanation : Chilled Water System Bms Controls							
	Electrical	70%			2028	\$900,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : Boilers Heat Timer Controls							

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	80%			2041	* *	1		
	Natural Gas	20%			2053	* *	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Absorption Chiller Service									
Conversion Equipment									
	Absorption Chiller/Direct Fire	25%			2028	\$1,590,500	1	\$64,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof - Chiller Mechanical Room									
Explanation : 1 Unit, 200 Tons									
	Heat Pump Air Sourced	30%			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			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Small Capacity Split Systems, Indoor Units No Access									
	Window/Wall Unit	5%			2028	\$43,800	1		
Distribution									
	CW & CHW Wtr	15%			2043	* *	4	\$2,600	
	Pipe/Pump								
	Ductwork/Diffusers	50%			LIFE	* *	2	\$154,200	
	No Component	35%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	5%			2028	\$221,900	1		
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Armory Track Space - Mechanical Space									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Armory Track Space - Mechanical Space									
Explanation : 1 Unit, 7 Tons Approximately									
	Air Handler/Cool/Ht	30%			2033	\$1,347,300	1	\$44,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units Serving Armory Track Space, Chilled Water Coils, No Heat.									
	Fan Coil - 2 Pipe	30%			2033	\$2,118,200	1	\$23,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Homeless Service Space Sleeping Units									
Explanation : Variable Refrigerant Flow (VRF) Indoor Units									
	No Component	35%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2028	\$33,500	2	\$8,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : 1 Unit, 7 Tons Approximately, Condensing Unit, Connected To Air Handling Unit In Armory Track Space Mechanical Area									
	Water Cooling Tower	25%			2031	\$292,300	2	\$59,600	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	70%			LIFE	* *	2-5	\$92,500	
	No Component	30%							
Exhaust Fans									
	Interior	50%			2033	\$513,200	2	\$3,600	
	Roof	13%			2033	\$58,400	2	\$900	
	Wall Unit	2%			2033	\$2,000	2	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof - Chiller Mechanical Room									
Explanation : Location Observed									
	No Component	35%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2043	* *	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 Affected : 100%							
		Location : Basement - Pump Rooms, Two Duplex Sets							
	Backflow Preventer								
	Generic	100%			2028	\$103,400	1	\$14,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	**	1-5	\$119,500	
	Sprinkler								
	Generic	100%			2043	**	1-2	\$66,400	
	Fire Pump								
	Generic	100%			2036	**	1	\$44,300	

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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
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Masonry: Brick	30%	Now	\$148,300	LIFE	* *	5	\$84,000	
				Efflorescence, Extent : Moderate, Area Affected : 5%					
				Location : South Facade					
				Graffiti, Extent : Moderate, Area Affected : 5%					
				Location : Franklin Avenue					
				Spalling, Extent : Severe, Area Affected : 20%					
				Location : Throughout Facades					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Front Facade On Franklin Avenue Into Lobby And Basement					
	Masonry: Brownstone	20%	Now	\$5,430,700	LIFE	* *	5	\$42,000	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Various Locations, Base Of Building					
				Efflorescence, Extent : Moderate, Area Affected : 5%					
				Location : Above Main Entry					
				Water Penetration, Extent : Severe, Area Affected : 15%					
				Location : Above Main Extrace On Franklin Avenue					
	Masonry: Brownstone	39%			LIFE	* *	5	\$81,900	
	Slate Panels	11%	0-2	\$256,300	LIFE	* *	5	\$23,100	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Window Sills					
Windows									
	Aluminum	70%			2048	* *	5	\$11,900	
	Aluminum	10%	Now	\$17,400	2040	* *	5	\$900	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 20%					
				Location : Screens At Tower Floors					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Tower Floors					
				Explanation : Bird Contamination					
	Bronze/Brass	5%			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, Extent : Light, Area Affected : 100%					
				Location : Above Drill Floor					
				Explanation : Copper Windows					
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$35,300	
	Masonry: Brownstone	10%			LIFE	* *	5	\$9,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	35%			2037	* *	10	\$60,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Fourth Floor Roof</i> <i>Explanation : No Access, No Leaks Below</i>								
Single Ply Membrane	50%	0-2	\$190,800	2037	* *			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i> <i>Location : Drill Roof, Walking Pads Scattered Throughout</i> <i>Drains Clogged, Extent : Light, Area Affected : 20%</i> <i>Location : Drill Roof</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> <i>Location : Drill Roof Throughout</i> <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i> <i>Location : Drill Roof, West Side</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i> <i>Location : East Drill Roof</i>								
Skylight, Metal/Glass	15%			2052	* *	10	\$86,900	
Soffits								
Masonry: Brick	20%			LIFE	* *	5		
Masonry: Brownstone	80%			LIFE	* *	5		
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i> <i>Location : Main Entry, South Entry</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	44%			LIFE	* *	5	\$205,400	
Ceramic Tile	2%	Now	\$103,200	2047	* *	5	\$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Lobby, Showers								
Ceramic Tile	3%			2041	* *	5	\$6,400	
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$24,000	
Quarry Tile	5%			2037	* *	5	\$16,000	
Steel Plate	1%	Now	\$6,300	LIFE	* *	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Boiler Room, Bottom Stair								
Vinyl Tile	15%	Now	\$284,300	2042	* *	3	\$12,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Basement Hallways And Storage Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Uneven Substrate, Extent : Severe, Area Affected : 5%								
Location : Room 402								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	15%			2037	* *	3	\$12,000	
Wood	10%	Now	\$409,200	2072	* *	5	\$20,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 5th Floor, Drill Floor Balcony, Boiler Room								
Dry Rot/Decay, Extent : Severe, Area Affected : 20%								
Location : 5th Floor, Drill Floor Balcony, Boiler Room								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Gas Meter Room								
Explanation : Debris Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Horizontal Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2% Location : Drill Floor Balcony East Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 2% Location : Drill Floor Balcony East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 3% Location : Drill Floor Balcony East Facade, M1 Shift Office								
Plaster	35%	Now	\$30,400	LIFE	* *	5	\$17,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : 5th Floor Storage								
Diagonal Cracks, Extent : Severe, Area Affected : 5% Location : 5th Floor Storage								
Paint Peeling, Extent : Severe, Area Affected : 10% Location : 5th Floor Storage								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$21,300	
AcousTileSusp.Lay-In	1%	0-2	\$800	2045	**	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Main Level Kitchen								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : 2nd Floor Corridor								
Exposed Struc: Concrete	10%	Now	\$171,300	LIFE	**	5	\$3,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Area In And Next To Generator Room								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Area In And Next To Generator Room								
Paint Peeling, Extent : Severe, Area Affected : 5%								
Location : Basement Storage Area								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Level Storage Next To Generator								
Exposed Struc: Steel	40%			LIFE	**			
Exposed Struc: Wood	18%	Now	\$56,200	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Drill Room Ceiling								
Masonry: Vault Struct	5%			LIFE	**			
Plaster	4%	Now	\$27,800	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : 5th Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 5th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 5th Floor								
Plaster	12%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$45,000	2037	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
On-Site Walkways								
Masonry: Granite	100%	Now	\$26,800	LIFE	**			
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Exterior Brownstone Stairs								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Brownstone Stairs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Stairs								
Explanation : Actually Brownstone								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	95%			2032	\$48,900	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 Ampere And Two 1,600 Ampere Main Disconnect Switches									
	Fused Disc Sw	5%			2032	\$2,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2032	\$104,500	5	\$300	
	Molded Case Bkrs	50%			2032	\$104,500	5	\$1,900	
Raceway									
	Conduit	100%			2032	\$190,700	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$10,700	5	\$200	
	Molded Case Bkrs	95%			2031	\$203,200	5	\$3,500	
Wiring									
	Braided Cloth	50%	2-4	\$145,300	2057	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2032	\$145,300	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$476,400	5	\$1,000	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$11,100	LIFE	* *	5	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	* *	1	\$43,500	
Generators									
	Diesel	100%			2035	\$116,500	1	\$54,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room Basement									
Explanation : One 100 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,600	5	\$5,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2040	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 180 Gallons							
	Main Tank	50%			2035	\$41,200	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 15,000 Gallons Tank							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2037	**	10	\$39,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Staircases, Some Bathroom, First And Second Floor							
	Fluorescent	10%			2027	\$232,500	10	\$13,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	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									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$28,500	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$28,500	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$26,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors, Manual Pull Box And Fire Alarm Panel							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	1%			2042	* *	1		
	Interruptible Gas/Dual Fuel	99%			2042	* *	1		
Conversion Equipment									
	Radiant Heater	1%			2032	\$39,800	2	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Shift And Generator Rooms								
	Explanation : 5 Units								
	Steam Boiler	99%			2037	* *	1	\$139,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.								
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$7,900	
	Ductwork/Diffusers	5%	Now	\$225,400	LIFE	* *	2-5	\$4,000	
	Insul. Deteriorating, Extent : Light, Area Affected : 100%								
	Location : Throughout 1st Floor Drill Room								
	Steam Piping/Pump	83%	Now	\$50,800	2042	* *			
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Basement. Steam Return Piping Leaking								
	Steam Piping/Pump	2%	Now	\$500	2062	* *			
	Insul. Deteriorating, Extent : Light, Area Affected : 50%								
	Location : 1st Floor Drill Room By Hv1								
	Leak Evident, Extent : Moderate, Area Affected : 50%								
	Location : Basement Boiler Room								
Terminal Devices									
	Air Handler	15%			2032	\$431,300	1	\$13,200	
	Convactor/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, Extent : Severe, Area Affected : 100%								
	Location : Drill Room Mezzanine								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Drill Room Mezzanine								
	Explanation : 10 Units Are Not Working								
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2027	\$57,900	1		
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$79,500	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	50%			2027	\$338,800	2	\$2,200	
	Roof	50%			2037	**	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	75%			2042	**	1		
	Galvanized Steel	25%			2037	**	1		
	Water Heater With Tanks								
	Electric	50%			2030	\$12,700	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 3 Units Capacity 80 Gallons							
	Electric	50%			2027	\$12,700	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 3 Units Capacity 350 Gallons							
	Sanitary Piping								
	Cast Iron	100%	Now	\$192,500	LIFE	**	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$4,700	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Sprinkler Room							
		Explanation : 1 Unit							
	Sewage Ejector(s)								
	Electric	100%			2032	\$79,400	4	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Storage Room 1							
		Explanation : 2 Pumps							
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2037	**	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Fire Suppression Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 3rd Floor							
		Explanation : 1 Unit, Not In Service, Not Operational, Decommissioned.							

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

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

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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
Program / Asset # : DHS0065.000 / 3015 **Yr Built/Renovated** : 1919 / 2009
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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	3%			LIFE	**			
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
	Masonry: Brick	47%	Now	\$34,400	LIFE	**	5	\$21,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%	Now	\$8,800	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Window Sills And Trims								
	Metal/Glass Curt Wall	5%	Now	\$37,500	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Stucco Cement	35%	Now	\$88,200	2038	**	5	\$19,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout, Below Window Sills								
Windows									
	Aluminum	90%	Now	\$117,800	2049	**	5	\$6,300	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Clad	10%	Now	\$68,800	2058	**	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
	Masonry: Brick	30%	Now	\$9,100	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Parapet								
	Metal Cornice	15%			2048	**	10	\$2,400	
	Stucco Cement	50%	4+	\$7,400	2046	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Parapet Wall								
Roof									
	Modified Bitumen	97%			2038	**	10	\$12,600	
	Skylight, Metal/Glass	3%			2053	**	10	\$1,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast in Place Concrete	10%			LIFE	**	5	\$400	
	Metal Panel	90%	0-2	\$1,700	2043	**	5	\$1,200	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	5%	4+	\$3,500	LIFE	**	5	\$4,700	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	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%	Now	\$24,600	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Staircase Between 4th And 5th Floor At Window								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staircase Wall Facing Exterior								
	Ceilings								
	AcousTileSusp.Lay-In	15%			2046	**	5	\$6,400	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	60%			LIFE	**	5	\$31,900	
	Plaster	20%			LIFE	**	5	\$5,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2068	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2053	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2038	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 400 Amperes And One 600 Amperes Main Service Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$100	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2041	* *	5		
	Molded Case Bkrs	98%			2041	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2028	\$21,100	10	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	90%			2038	* *	10	\$23,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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 : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							

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

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

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

Heating

Energy Source

Natural Gas

100%

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

Convactor/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%

2038

* *

1

HW Heat Exchanger

HTHW/HW

100%

2033

\$77,900

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2026

\$900

4

\$900

Fixtures

Generic

100%

Fire Suppression

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

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

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%	2-4	\$108,100	LIFE	* *	5	\$13,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Rear Facade And Near Downspout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : North Facade Window Lintels									
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%									
Location : Front Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Rear Facade									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rear Facade									
	Masonry: Brick	20%			LIFE	* *	5	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade									
Explanation : Stucco On Brick									
	Masonry: Brick	25%			LIFE	* *	5	\$13,400	
	Masonry: Granite	5%	Now	\$20,700	LIFE	* *	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : South Facade At Building Base									
	Masonry: Limestone	12%	Now	\$99,300	LIFE	* *	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Facade Cornice									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
	Metal Panel	5%			2053	* *	5-10	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Bulkhead									
Explanation : Metal Siding									
	Pre-Cast Concrete	3%			LIFE	* *	5	\$5,200	
	Stucco Cement	5%	4+	\$7,400	2046	* *	5	\$3,400	
Diagonal Cracks, Extent : Light, Area Affected : 2%									
Location : West Facade									
Windows									
	Aluminum	100%	0-2	\$28,400	2049	* *	5	\$6,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : 3rd Floor Room 3J And 3L									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Covered With Metal Panels							
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Covered With Metal Coping							
Roof								
Modified Bitumen	98%	Now	\$264,300	2043	**			1
	Debris Present, Extent : Severe, Area Affected : 60%							
	Location : Sand Bags Throughout On Roof							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Main Roof							
Skylight, Metal/Glass	2%	Now	\$27,700	2053	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Roof Stair							
Soffits								
Stucco Cement	100%			2038	**	5	\$4,700	
Interior								
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	20%	Now	\$23,100	LIFE	**	5	\$2,900	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Dining Room In Basement, Room 4d, 4th Floor Corridor Ceiling, Stair B							
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$21,500	2046	**	5	\$6,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Fourth Floor Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Fourth Floor Corridor							
Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
Gypsum Board	70%			LIFE	**	5	\$46,400	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%			2046	**	5-10	\$400	
Chain Link	95%			2053	**			

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$3,300	2068		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Yard</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046		* *			
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On-Site Walkways

Cast in Place Concrete	100%			2038		* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Rear Yard</i>									

Parking/Driveway

Asphalt	100%			2042		* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2033		\$95,300	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 3 Vertical Sections</i>									

Raceway

Conduit	100%			2033		\$40,300	1		
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Panelboards

Molded Case Bkrs	100%			2032		\$39,000	5	\$800	
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Wiring

Thermoplastic	100%			2033		\$56,900	1		
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Motor Controllers

Locally Mounted	100%			2031		\$86,800	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$400	
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Stand-by Power

Transfer Switches

Automatic	100%			2031		\$6,400	1	\$9,200	
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DEPT. OF HOMELESS SERVICES - 071
GEORGE DALY HOUSE
Asset # : 14741

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2029	\$64,500	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 150 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$1,100	
Fuel Storage									
	Day Tank	50%			2032	\$12,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallon Capacity							
	Main Tank	50%			2036	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2033	\$222,900	10	\$13,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	\$44,600	10	\$2,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	Fluorescent	40%			2028	\$178,300	10	\$11,000	
		T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		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								
	Generic	100%			2038	* *	1	\$11,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Lobby And Outside							
		Explanation : CCTV Surveillance Cameras And Panic Doors							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$75,600	1-3	\$18,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	**	4	\$1,500	
	Terminal Devices								
	Convactor/Radiator	90%			2038	**	1	\$8,700	
	Fan Coil Unit/Heat	10%			2033	\$72,600	1	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Split Unit	20%			2033	\$139,200			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : 1st Floor							
		Explanation : 2 Units For Lobby Area							
	Window/Wall Unit	15%			2028	\$16,700	1		
	No Component	65%							
Ventilation									
	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									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			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 Chemical System									
Fire Pump									
	Generic	100%			2029	\$28,000	1	\$5,600	
Chemical System									
	Generic	100%			2028	\$47,800	1-3	\$223,200	

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

Print Date : 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
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,000	
Masonry: Brick	87%			LIFE	**	5	\$27,900	
Masonry: Limestone	3%			LIFE	**	5	\$700	
Windows								
Aluminum	100%	0-2	\$36,800	2048	**	5	\$7,900	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Training Room								
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	**			
Ponding, Extent : Moderate, Area Affected : 2%								
Location : Roof								
Skylight, Metal/Glass	2%	Now	\$82,200	2062	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
Location : Roof								
Corrosion/Rusting, Extent : Severe, Area Affected : 80%								
Location : Roof								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	10%	Now	\$14,600	2041	**	5	\$2,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilets And Showers								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilets, Showers and Kitchen								
Terrazzo	20%			LIFE	**	5	\$8,300	
Vinyl Tile	68%	0-2	\$19,500	2037	**	3	\$13,500	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 3rd Floor Training Room								
Wood	2%			2047	**	5	\$2,000	
Interior Walls								
Ceramic Tile	10%	Now	\$15,400	2041	**	5	\$2,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets, Showers and Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets, Showers and Kitchen								
Concrete Masonry Unit	70%			LIFE	**	5	\$16,000	
Gypsum Board	20%			LIFE	**	5	\$6,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTile,Adhered	20%	Now	\$16,700	2037	* *	5	\$5,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Throughout Cafeteria									
Exposed Struc: Concrete	80%			LIFE	* *	5	\$6,600		
Site Enclosure									
Fence/Gates									
Aluminum Rail	10%	4+	\$1,200	2037	* *	5	\$1,100		
Corrosion/Rusting, Extent : Moderate, Area Affected : 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%	Now	\$11,100	2045	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Cheek Wall Of Front Entrance Ramp, Side And Rear Yard Walkways									
Parking/Driveway									
Asphalt	70%	4+	\$8,700	2041	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Side Parking Area									
Cast in Place Concrete	30%	Now	\$76,800	2045	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 60%									
Location : Front Parking Area									
Activity Yard									
Asphalt	50%	0-2	\$3,600	2035	\$72,800				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Rear Yard Basketball Courts									
Cast in Place Concrete	50%	0-2	\$5,700	2045	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Side Yard									

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$127,000	5	\$200	
	Raceway								
	Conduit	95%			2032	\$55,800	1		
	Conduit	5%			2052	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$2,900	5	\$100	
	Fused Toggle Switch	60%	2-4	\$35,100	2057	* *	5	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$144,700	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2037	* *	10	\$11,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And Offices							
	LED	70%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2032	\$35,200	10	\$5,200	
	Exit, Service	50%			2032	\$9,100	1		
	Exterior Lighting								
	HID	20%			2032	\$39,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$7,900	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Public Spaces And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2032	\$7,900	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors, Offices And Hallways							
		Explanation : Intrusion Alarm And Motion Sensor							

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$32,500

1-3

\$8,200

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$13,300

Conversion Equipment

Steam Boiler

100%

2030

\$366,100

1

\$42,600

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Boilers**Other Observation, Extent : N/A, Area 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

Convactor/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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	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								
	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	
	Chemical System								
	Generic	100%			2027	\$47,800	1-3	\$223,200	

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

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

Print Date : 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	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$84,800		\$32,700	
Interior Architecture	\$4,500	\$1,100	\$2,600	\$1,800
Electrical	\$1,400	\$1,300	\$16,300	\$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



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 Estimates are rounded to the nearest hundred dollars.

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

DEPT. OF HOMELESS SERVICES - 071

HELP SEC - COTTAGE #1

Asset # : 14721

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Masonry: Brick Cavity	93%	2-4	\$48,100	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Exterior Walls								
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	5%	Now	\$35,700	2038	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$900	
Quarry Tile	10%	4+	\$2,700	2038	**	5	\$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corridor 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	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2038	**	5-10		
Chain Link	90%			2043	**			
Site Pavements								
On-Site Walkways								
Asphalt	20%			2036	**			
Cast in Place Concrete	80%			2046	**			
Activity Yard								
Asphalt	100%			2042	**			

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2031	\$26,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolt Amperes, 480 High Voltage 208/120 Low 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%			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 : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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								
	Generic	100%			2038	* *	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
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, Alarm Bell, Horns, Smoke Detectors, Manual Pull Box Station And Fire Alarm Panel							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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								
	Convactor/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		
	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	

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

Print Date : 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	**	5	\$1,200		
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	95%	Now	\$631,300	2043	**			1	
	Blisters, Extent : Severe, Area Affected : 40%								
	Location : Main Roof Area								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Seams Open/Split, Extent : Severe, Area Affected : 80%								
	Location : Throughout Main Roof								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : 1st Floor Ceiling								
Skylight, Plastic	5%	Now	\$35,700	2038	**	1			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Soffits									
Cast in Place Concrete	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,000		
Ceramic Tile	5%			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									
AcousTileSusp.Lay-In	30%	Now	\$1,700	2038	**	5	\$2,600		
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Corridors To Rooms								
Exposed Struc: Concrete	10%			LIFE	**	5	\$300		
Metal Panel	60%			LIFE	**	5	\$13,200		
Site 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									

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

DEPT. OF HOMELESS SERVICES - 071

HELP SEC - COTTAGE #2

Asset # : 14722

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2031	\$26,100	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : On 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage									
Raceway									
	Conduit	95%			2033	\$15,000	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	4%			2032	\$1,600	5		
	Fused Disc Sw	1%			2049	* *	5		
	Molded Case Bkrs	95%			2032	\$37,000	5	\$300	
Wiring									
	Thermoplastic	95%			2033	\$18,500	1		
	Thermoplastic	5%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$57,900	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 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, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Camera									
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, Alarm Bell, Horns, Manual Pull Stations, Smoke Detectors And Fire Alarm Panel									

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2053	* *	1		
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$16,900	2033	\$338,900	4	\$600	
		Corroded, Extent : Moderate, Area Affected : 5% Location : 1st Floor. Corroded Circulating Pump							
	Terminal Devices								
	Air Handler	30%			2028	\$68,000	1	\$2,300	
	Convactor/Radiator	70%			2038	* *	1	\$2,800	
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%			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		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$3,500	

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Worn/Eroded, Extent : Light, Area Affected : 2%								
Location : Various								
Masonry: Brick	93%	4+	\$18,200	LIFE	**	5	\$11,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Window Lintel At Front Elevation								
Window Wall	5%			2053	**	5	\$2,300	
Windows								
Aluminum	98%			2041	**	5	\$1,900	
Metal Louvers	2%	4+	\$100	2036	**			
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Roof								
Single Ply Membrane	95%			2038	**	10	\$31,500	
Skylight, Plastic	5%			2038	**	1		
Soffits								
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	
Worn/Eroded, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Vinyl Tile	80%			2038	**	3	\$7,400	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2042	**	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Metal Panel	60%			LIFE	**	5	\$13,200	
Site Pavements								
On-Site Walkways								
Asphalt	5%			2042	**			
Cast in Place Concrete	95%	4+	\$600	2046	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Front Entrance								

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2031	\$26,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low Voltage							
Raceway									
	Conduit	95%			2033	\$15,000	1		
	Conduit	5%			2053	* *	1		
Panelboards									
	Fused Disc Sw	4%			2032	\$1,600	5		
	Fused Disc Sw	1%			2041	* *	5		
	Molded Case Bkrs	95%			2032	\$37,000	5	\$300	
Wiring									
	Thermoplastic	95%			2033	\$18,500	1		
	Thermoplastic	5%			2053	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	\$57,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2038	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 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, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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, Alarm Bell, Smoke Detectors, Manual Pull Box Stations And Fire Alarm Panel

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

Heating

Energy Source

Plant Campus Steam /
 PRV

100%

2053

* *

1

Distribution

Central Plant Steam
 Piping/Pmp

100%

0-2

\$33,900

2033

\$338,900

4

\$600

Corroded, Extent : Moderate, Area Affected : 5%

Location : 1st Floor. Corroded Circulating Pump And Hot Water Piping

Terminal Devices

Air Handler

30%

0-2

\$34,000

2033

\$68,000

1

\$2,100

Malfunctioning, Extent : Moderate, Area Affected : 30%

Location : 1st Floor. Air Handling Unit Is Not Working

Convactor/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

Malfunctioning, Extent : Severe, Area Affected : 90%

Location : Roof. Unit Is Not Working

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

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

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

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

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

Print Date : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP SEC - COTTAGE #4

Asset # : 14724

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Masonry: Brick	93%			LIFE	**	5	\$11,300	
	Window Wall	5%			2053	**	5	\$2,300	
Windows									
	Aluminum	97%			2049	**	5	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : At Window Heads								
	Explanation : Rusting Lintels								
	Metal Louvers	3%			2036	**	10	\$400	
Roof									
	Single Ply Membrane	95%			2038	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$17,800	2038	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2042	**	5	\$900	
	Quarry Tile	5%			2038	**	5	\$1,400	
	Vinyl Tile	85%	4+	\$21,200	2033	\$423,600	3	\$5,900	
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 1st Floor								
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2042	**	5	\$1,400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings									
	AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
	Metal Panel	60%			LIFE	**	5	\$13,200	
Site Pavements									
On-Site Walkways									
	Asphalt	90%			2036	**			
	Cast in Place Concrete	10%			2038	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
Transformers									
	Dry Type	100%			2031	\$26,100	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 112.5 Kilovolts Amperes, 480 High Voltage 208/120 Low 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, Area Affected : 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, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP SEC - COTTAGE #4

Asset # : 14724

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

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, Alarm Bell, Manual Pull Box Stations, Smoke Detectors And Fire Alarm Panel*

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

Heating

Energy Source

Plant Campus Steam / PRV

100%

2053

* *

1

Distribution

Central Plant Steam Piping/Pmp

100%

0-2

\$16,900

2043

* *

4

\$600

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Circulating Pump Corroded*

Terminal Devices

Air Handler

30%

0-2

\$68,000

2043

* *

1

\$2,100

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : First Floor. The Air Handling Unit Is Not Working*

Convactor/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

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Roof. The Air Condition Unit Is Not Working*

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985
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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	45%	0-2	\$822,700	LIFE	* *	5	\$176,000	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Various Locations, Front, Rear And Sides								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Rear Of Building In Courtyard Area								
	Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
	Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Masonry: Brick Cavity	55%			LIFE	* *	5	\$43,000	
Windows									
	Aluminum	95%			2049	* *	5	\$16,800	
	Metal Louvers	5%	2-4	\$9,600	2036	* *			
	Deteriorated Finish, Extent : Severe, Area Affected : 20%								
	Location : Penthouse Mechanical Room								
Parapets									
	Cast in Place Concrete	100%			LIFE	* *	5	\$58,600	
Roof									
	Single Ply Membrane	100%	Now	\$1,460,400	2041	* *			1
	Adhesion Failure, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Main Roof								
	Ponding, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
	Explanation : Air Pockets								
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		
Interior									
Floors									
	Cast in Place Concrete	8%	0-2	\$33,900	LIFE	* *	5	\$17,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	7%	0-2	\$39,300	2042	* *	5	\$3,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Quarry Tile	15%	4+	\$109,800	2046	* *	5	\$11,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Area								
	Vinyl Tile	70%	Now	\$96,200	2038	* *	3	\$26,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout, Kitchen								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	* *			
	Concrete Masonry Unit	75%			LIFE	* *	5	\$39,300	
	Glass Block	5%			LIFE	* *			
	Masonry: Brick	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$147,700	2046	* *	5	\$15,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Corridor								
	Worn/Eroded, Extent : Severe, Area Affected : 5%								
	Location : Lunchroom, Throughout								
	Exposed Struc: Concrete	70%			LIFE	* *	5	\$11,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$457,200	2059	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Various								
	Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
	Location : Entire								
Free Standing Walls									
	Masonry: Brick	100%	Now	\$29,300	2063	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : Loading Dock Area, Garbage Collection Area								
Site Pavements									
On-Site Walkways									
	Asphalt	30%			2036	* *			
	Cast in Place Concrete	70%			2046	* *			
Parking/Driveway									
	Asphalt	100%			2036	* *			

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2031	\$26,100	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 100 Kilovolts Amperes And One 75 Kilovolts Amperes 480 High Voltage -208/120 Low Voltage									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2033	\$158,800	5	\$300	
Raceway									
	Conduit	100%			2033	\$113,200	1		
Panelboards									
	Fused Disc Sw	10%			2032	\$8,800	5	\$200	
	Molded Case Bkrs	90%			2032	\$78,900	5	\$1,600	
Wiring									
	Thermoplastic	100%			2033	\$169,800	1		
Motor Controllers									
	Locally Mounted	80%			2031	\$162,100	5	\$400	
	Locally Mounted	20%	Now	\$40,500	2053	* *	5		
Not Functioning, Extent : Severe, Area Affected : 100%									
Location : Mechanical Room Penthouse									
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,000	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2031	\$13,400	1	\$21,000	
Generators									
	Diesel	100%			2029	\$106,100	1	\$26,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 40 Kilowatts									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$2,500	
Fuel Storage									
	Day Tank	50%			2032	\$12,500	5		
	Main Tank	50%			2036	* *	5		
Lighting									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2028	\$303,500	10	\$18,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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								
	Generic	50%			2038	* *	1	\$12,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2028	\$62,400	1	\$12,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors							
		Explanation : Intrusion 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 : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Manual Pull Stations And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2053	* *	1		
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2043	* *	4	\$5,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
HELP SEC - MAIN BLDG.
Asset # : 14720

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	95%			2031	\$516,600	1	\$20,900	
	Fan Coil Unit/Heat	5%			2028	\$82,400	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	10%	0-2	\$91,400	2033	\$182,800	1	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Unit Is Not Working							
	Exterior Pkg Unit - Cooling	30%	0-2	\$43,700	2033	\$218,700	2	\$1,000	
		Not in Service, Extent : Severe, Area Affected : 40%							
		Location : Second Floor							
	Split Unit	20%			2033	\$315,800			
	Window/Wall Unit	40%			2028	\$100,800	1		
Heat Rejection									
	Water Cooling Tower	100%	2-4	\$167,900	2031	\$335,900	2	\$54,800	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Unit Is Leaking							
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof. Unit Is Not Working							
Ventilation									
	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	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$848,900	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$160,800	2043	* *	4	\$6,700	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Unit Corroded							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$11,700	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Roof Area							
	Sewage Ejector(s)								
	Electric	100%			2028	\$34,800	4	\$2,700	
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	4%	Now	\$2,000	LIFE	* *	5	\$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Corner And Wall Openings								
Masonry: Brick	86%			LIFE	* *	5	\$5,300	
Metal Coiling Doors	10%	Now	\$38,800	2052	* *	5	\$1,000	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Overhead Door								
Windows								
Glass Block	100%			LIFE	* *	5		
Roof								
Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Roof								
Explanation : Active Leak From Roof On A Sunny Day								
Interior								
Floors								
Vinyl Tile	100%	Now	\$24,600	2042	* *	3	\$1,100	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Building								
Explanation : Building Not In Use, Abandoned Equipment And Debris Everywhere								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$300	
Plywood/Hardboard	50%	Now	\$3,600	LIFE	* *			
Dry Rot/Decay, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Explanation : Water Damage From Leaking Roof								

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

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

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Throughout

Exposed Struc: Steel 15% LIFE * *

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

Location : Throughout

Explanation : Abandon Equipment Stored Between Steel Open Web Joist

Metal Panel 35% Now \$3,400 LIFE * * 5 \$1,300

Water Penetration, Extent : Severe, Area Affected : 10%

Location : Throughout

Site Enclosure

Fence/Gates

Chain Link 100% Now \$14,900 2042 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 25%

Location : Side Of Building

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2037 * *

Parking/Driveway

Asphalt 100% 2035 \$228,400

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

Under 600 Volts

Raceway

Conduit 100% 2042 * * 1

Panelboards

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

Wiring

Thermoplastic 100% 2042 * * 1

Lighting

Interior Lighting

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

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

Location : Throughout The Building

Exterior Lighting

HID 30% 2032 \$2,800 10

No Component 70%

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2032

\$1,100

1

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Perimeter**Explanation : CCTV Surveillance Cameras*

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

Heating

Energy Source

Electricity

100%

2042

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : This Is An Unoccupied Building*

Conversion Equipment

Radiant Heater

100%

2027

\$51,700

2

\$900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

30%

0-2

\$1,400

2032

\$2,300

1

*Abandoned in Place, Extent : Moderate, Area Affected : 100%**Location : 1st Floor*

No Component

70%

Plumbing

H/C Water Piping

Not Accessible

100%

Water Heater With Tanks

Electric

100%

2026

\$23,100

4

Sanitary Piping

Not Accessible

100%

Storm Drain Piping

Not Accessible

100%

Sump Pump(s)

Not Accessible

100%

Sewage Ejector(s)

Not Accessible

100%

Backflow Preventer

Not Accessible

100%

Fixtures

Not Accessible

100%

Fire Suppression

Fire Pump

Not Accessible

100%

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

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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 : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DHS0013.000 / 1973** **Yr Built/Renovated** : **1926 / 2022**
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	\$1,048,700	\$500,000
Importance Code B	\$537,600	\$8,135,900
Importance Code C	\$638,000	
Total	\$2,224,200	\$8,635,900

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



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

Asset # : 1973

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$451,600	LIFE	* *	5	\$112,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 1%							
		Location : North Side Of Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 2%							
		Location : Bulkheads							
	Masonry: Limestone	5%			LIFE	* *	5	\$10,500	
	Stucco Cement	15%	0-2	\$116,500	2048	* *	5	\$26,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
Windows									
	Aluminum w/ Guards	98%	Now	\$181,800	2051	* *	5	\$14,500	
		Window Guards, Extent : Severe, Area Affected : 20%							
		Location : Damaged Or Missing Throughout							
	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	5%	Now	\$3,000	2040	* *	5	\$2,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : 3rd Floor Plaza Deck							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Plaza Deck							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$8,200	
Roof									
	Modified Bitumen	80%	Now	\$25,800	2043	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof (2022)							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 4th Floor Corridor And Room 4047							
	Single Ply Membrane	20%	Now	\$242,100	2045	* *			
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Plaza Deck							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Recreation Room							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$49,900		
Ceramic Tile	5%			2038	* *	5	\$5,700		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Toilet Rooms									
Explanation : Location Noted									
Mosaic Tile	5%	Now	\$52,300	2033	\$523,000	5	\$7,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Kitchen Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Area									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Kitchen Area									
Marble Panels	5%			LIFE	* *	5	\$8,600		
Vinyl Tile	75%	0-2	\$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%									
Location : Throughout Corridors, Dormitories And Offices									
Loose Units, Extent : Moderate, Area Affected : 2%									
Location : Throughout Corridors, Dormitories And Offices									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 1%									
Location : Cafeteria									
Interior Walls									
Ceramic Tile	5%	4+	\$11,400	2038	* *	5	\$5,300		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Kitchen Area									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Kitchen Area									
Concrete Masonry Unit	10%			LIFE	* *	5	\$16,900		
Fiberglass Panel	5%			LIFE	* *	10	\$2,600		
Gypsum Board	10%			LIFE	* *	5-10	\$35,900		
Masonry: Brick	5%			LIFE	* *	10	\$3,200		
Marble Panels	2%	0-2	\$14,600	LIFE	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance									
Plaster	63%	Now	\$158,200	LIFE	* *	5	\$39,900		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Recreation Room, Stairwells And Various 4th Floor Rooms									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Recreation Room, Stairwells And Various 4th Floor Rooms									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%			2040	* *	5	\$5,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Toilet Rooms							
		Explanation : Location Noted							
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$14,300	
	Metal Panel	10%	0-2	\$36,900	LIFE	* *	5	\$14,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Kitchen Area							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen Area							
	Plaster	75%	Now	\$254,300	LIFE	* *	5	\$53,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : Recreation Room And Various 4th Floor Rooms							
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : Recreation Room And Various 4th Floor Rooms							
Site Enclosure									
Fence/Gates									
	Chain Link	25%	Now	\$2,300	2055	* *			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Along Glenmore Avenue							
	Iron Picket	15%	Now	\$7,500	2055	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
		Location : Along Williams Avenue							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : Along Williams Avenue							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Various Locations Along Williams Avenue							
		Explanation : Broken Gate Hardware							
	Metal: Cage/Fence	60%	2-4	\$5,900	LIFE	* *			
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : South End Of Rear Parking Lot							
Free Standing Walls									
	Cast in Place Concrete	100%			2055	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	98%	Now	\$22,500	2040	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Along Williams Avenue And Hinsdale Street							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations Along Williams Avenue							
	Pavers/Stone	2%	0-2	\$1,300	2044	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Tree Pits At Hinsdale Street And Liberty Avenue							

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

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

Site Pavements

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		\$479,800	2044	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Location : North Lot

Ponding, Extent : Moderate, Area Affected : 20%

Location : North And South Lots

Sinking/Subsiding, Extent : Severe, Area Affected : 25%

Location : North And South Lots

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

Under 600 Volts

Service Equipment

Fused Disc Sw	10%			2035		\$4,400	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch For Fire Pump

Fused Disc Sw	90%			2035		\$39,800	5	\$300	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Not Accessible	100%								
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Other Observation, Extent : N/A, Area Affected : 0%

Location : Basement

Explanation : No Key Available For Switchboard 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	

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	30%			2045	* *	1		
	Thermoplastic	70%			2035	\$118,900	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$260,400	5	\$600	
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Crawl Space									
Explanation : Location Noted									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	* *	1	\$26,500	
Generators									
	Diesel	100%			2038	* *	1	\$33,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosure									
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 : N/A, Area Affected : 100%									
Location : Outside By Generator									
Explanation : One 275 Gallon Tank									
Lighting									
Interior Lighting									
	LED	100%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Original Fixtures Retrofitted With LED Lamps									
Egress Lighting									
	Emergency, Service	30%			2040	* *	1		
	Emergency, Battery	20%			2035	\$25,000	10	\$3,700	
	Exit, Battery	50%			2040	* *	10	\$2,600	
Exterior Lighting									
	LED	30%			2040	* *			
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2043	* *	1	\$32,200	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	\$217,100	1-3	\$54,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	20%			2045	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Electric Univent In Old Auditorium.							
		Electric Unit Heaters Space Heaters In Kitchen, Cafeteria.							
	Natural Gas	80%			2045	* *	1		
Conversion Equipment									
	Radiant Heater	20%			2035	\$387,700	2	\$7,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Electric Univent In Old Auditorium.							
		Electric Unit Heaters Space Heaters In Kitchen, Cafeteria.							
	Steam Boiler	80%			2040	* *	1	\$60,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Two Gas Fired Steam Boilers							
Distribution									
	Steam Piping/Pump	100%			2035	\$596,400			
Terminal Devices									
	Convactor/Radiator	85%			2033	\$517,700	1	\$20,900	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	10%			2030	\$184,700	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Rooms 240, 241							
	Unit Heater - Steam	5%			2030	\$21,200	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pantry, 1st Floor Corridor							
		Explanation : Location Noted							
Controls									
	Digital	100%			2033	\$2,417,100			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer 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%			LIFE	* *	2-5	\$67,300	
		Damaged, Extent : Light, Area Affected : 1%							
		Location : Boiler Room							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	98%			2030	\$323,700	2	\$2,300	
	Wall Unit	2%	Now	\$600	2045	**	2		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Building Exterior - Court Yard								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	**	4	\$11,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Built-in-boilers Units								
	Sanitary Piping								
	Cast Iron	100%	Now	\$18,800	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Stairs								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	\$16,800	4	\$2,700	
	Backflow Preventer								
	No Component	30%							
	Generic	70%			2040	**	1	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Sprinkler Service								
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2030	\$63,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units.								
	Hot Water Storage Tank								
	Generic	100%			2030	\$15,000	1		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 300 Gallons								
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	**	1-2	\$21,400	
	Fire Pump								
	Generic	100%			2038	**	1	\$14,200	

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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
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Glass Block	2%			LIFE	* *	5	\$600	
	Masonry: Brick	70%	Now	\$274,200	LIFE	* *	5	\$34,100	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 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 Joints Throughout								
	Pre-Cast Concrete	28%			LIFE	* *	5	\$44,300	
Windows									
	Aluminum	100%	Now	\$512,000	2057	* *	5	\$5,500	
	Air Infiltration, Extent : Severe, Area Affected : 90%								
	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 : Throughout Facade, Roof Cupola								
Parapets									
	Masonry: Brick	20%			LIFE	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Low Parapet Walls								
	Explanation : Low Parapet Covered With Roof Membrane								
	Metal Panel	80%			2052	* *	5	\$4,600	
	Other Observation, Extent : N/A, Area Affected : 90%								
	Location : Main Roofs								
	Explanation : Metal Guard Rails At Perimeter Of Roof. Site Enclosure Component								
Roof									
	Metal Panel	35%	0-2	\$6,500	2045	* *			
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 1%								
	Location : Roof								
	Modified Bitumen	65%			2040	* *	10	\$42,600	
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2028	\$76,500	3	\$6,600		
Cast in Place Concrete	5%			LIFE	**	5	\$9,700		
Ceramic Tile	10%	Now	\$48,700	2041	**	5	\$4,400		
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Bathroom Showers									
Sheet Vinyl/Rubber	10%			2037	**	5	\$13,300		
Vinyl Tile	70%	0-2	\$33,400	2037	**	3	\$23,200		
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : At Entrance And Exits									
Interior Walls									
Concrete Masonry Unit	25%			LIFE	**	5	\$10,000		
Glass: Single Pane	2%			LIFE	**	5	\$1,500		
Gypsum Board	70%			LIFE	**	5	\$42,100		
Masonry: Brick	3%			LIFE	**				
Ceilings									
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,400		
Gypsum Board	75%			LIFE	**	5	\$83,000		
Plaster	15%			LIFE	**	5	\$8,300		
Site Enclosure									
Fence/Gates									
Aluminum Rail	25%			2045	**	5-10	\$18,200		
Other Observation, Extent : N/A, Area Affected : 25%									
Location : Main Roofs									
Explanation : Roof Guard Railing									
Chain Link	15%			2052	**				
Exposed Struc: Steel	35%	Now	\$5,400	LIFE	**				
Deformed/Dented, Extent : Severe, Area Affected : 5%									
Location : Entrance Gate On East 139th Street									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : East 139th Street Parking Entrance									
Explanation : Rolling Gate Does Not Close Causing Security Issues									
Iron Picket	25%			2067	**				
Retaining Walls									
Cast in Place Concrete	100%			2067	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$106,600	2045	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : East 138th And East 139th Street									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : East 139th Street									

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	85%			2045	**				
Cast in Place Concrete	15%	Now	\$2,400	2045	**				

Cracking/Crumbling, Extent : Severe, Area Affected : 40%

Location : Walkway Adjacent To Parking Area

Parking/Driveway

Asphalt	100%	Now	\$137,400	2047	**				
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

Location : Throughout Parking Area

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

Location : Parking Area

Other Observation, Extent : Moderate, Area Affected : 5%

Location : Parking Area

Explanation : Vegetation Growth

Activity Yard

Cast in Place Concrete	58%			2052	**				
Rubber Matting	42%	Now	\$55,200	2042	**				

Cracking/Crumbling, Extent : Severe, Area Affected : 80%

Location : Throughout Rubber Matted Play Areas

Worn/Eroded, Extent : Severe, Area Affected : 80%

Location : Throughout Rubber Matted Play Areas

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2042	**	5		\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 800 And Three 600 Ampere Main Disconnect Switches

Switchgear / Switchboard

Fused Disc Sw	100%			2042	**	5		\$300	
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Raceway

Conduit	100%			2042	**	1			
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Panelboards

Fused Disc Sw	5%			2040	**	5		\$100	
Molded Case Bkrs	95%			2040	**	5		\$1,500	

Wiring

Thermoplastic	100%			2042	**	1			
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Motor Controllers

Locally Mounted	100%			2037	**	5		\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$900	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	* *	10	\$52,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2037	* *	10	\$3,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Stairs							
	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 : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2032	\$11,200	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Some Offices, Hallways, Basement And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
	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 Lights, Horn, Bell. Smoke Detector, Manual Pullbox, Fire Alarm Panel							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$30,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Gas Fired Hot Water Boilers. Equipment Appears To Be Well Maintained							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$6,500	2048	* *	4	\$3,000	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement. Leaking Hot Water Piping							
Terminal Devices									
	Air Handler	10%			2032	\$112,100	1	\$3,800	
	Convactor/Radiator	90%			2037	* *	1	\$17,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	1		
	Conversion Equipment								
	Split Unit	8%			2027	\$113,200			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Deteriorated Condenser Pipe Insulation							
	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							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof Outdoor Units, Pre-kindergarten And Toddler Room Indoor Units							
		Explanation : Outdoor Unit Defective 2 Of 7. Rooms Affected Pre-kindergarten And Toddler Room, Indoor Units Malfunctioning.							
	Window/Wall Unit	10%	Now	\$1,100	2026	\$22,600	1		
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Window/Wall Unit In Conference Room Not Working							
	No Component	80%							
Distribution									
	Ductwork/Diffusers	10%	Now	\$1,000	LIFE	* *	2	\$7,900	
		Insul. Deteriorating, Extent : Light, Area Affected : 2%							
		Location : Basement Hallway							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement And 2nd Floor Multipurpose Room							
		Explanation : Ductwork In Basement And Multipurpose Room 2nd Floor							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	99%			2037	* *	2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Equipment Appears To Be Well Maintained							
	Wall Unit	1%			2037	* *	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Booster Pump							
	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	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$17,100	
		No Backflow Preventer; Extent : Light, Area Affected : 100%							
		Location : Basement							

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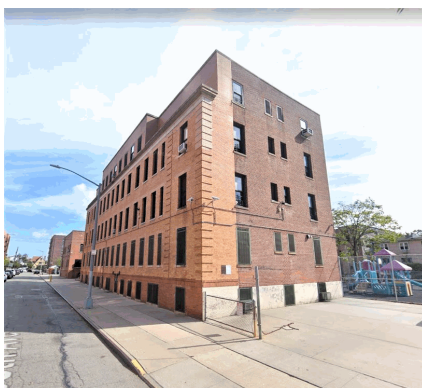
Print Date : 15-Aug-2024

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	\$903,900	\$1,507,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$2,800		
Interior Architecture	\$60,000		\$10,000	\$9,900
Electrical	\$3,200	\$3,300	\$4,300	\$42,300
Mechanical	\$29,600	\$6,100	\$5,300	\$46,600
Site Enclosure	\$19,900			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$120,000	\$19,700	\$26,900	\$106,200
Importance Code A	\$14,400	\$6,200	\$3,400	\$12,200
Importance Code B	\$85,800	\$13,500	\$14,900	\$94,100
Importance Code C	\$19,900		\$8,700	
Total	\$120,000	\$19,700	\$26,900	\$106,200



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	98%			LIFE	* *	5	\$54,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Pre-Cast Concrete	2%			LIFE	* *	5	\$3,600	
Windows								
Aluminum	80%			2050	* *	5	\$11,200	
Aluminum	20%			2050	* *	5	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Window Guards								
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$4,400	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Rail	5%			2047	* *	5-10	\$4,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	
Roof								
Modified Bitumen	95%	Now	\$121,200	2039	* *			1
Patching Evident, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Rooms 401, 405								
Skylight, Metal/Glass	5%			2054	* *	10	\$3,300	
Interior								
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	38%	Now	\$88,800	LIFE	* *	5	\$15,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Steps								
Vinyl Tile	35%	Now	\$48,300	2039	* *	3	\$6,700	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Throughout Units								
Worn/Eroded, Extent : Severe, Area Affected : 10%								
Location : Throughout Units								
Interior Walls								
Ceramic Tile	15%			2043	* *	5	\$17,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,600	
Gypsum Board	15%			LIFE	* *	5	\$10,400	
Plaster	60%			LIFE	* *	5	\$20,800	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	4+	\$11,600	2047	* *	5	\$3,600	
		Loose/Miss Fasteners, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 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/Missing Elements, Extent : Severe, 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	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$14,700	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
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	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Battery	40%			2042	* *	10	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : LED Emergency Lights 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 Outside Perimeter								
	Explanation : Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$86,200	1-3	\$21,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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, 5,000 Gallons								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	1%			2029	\$8,700	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance Vestibule							
		Explanation : Electric Air Curtain							
	Steam Boiler	99%	Now	\$14,400	2047	* *	1	\$30,200	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room - Defective Boiler Built-in Domestic Water Heat Exchanger							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit With Domestic Water Built-in Heat Exchangers							
Distribution									
	Steam Piping/Pump	100%	Now	\$5,400	2034	\$267,500			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	98%			2032	\$267,700	1	\$10,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	2%			2029	\$3,800	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Location Noted							
Controls									
	Electrical	100%			2029	\$185,700			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer System							
Air Conditioning									
	Energy Source								
	Electricity	20%			2042	* *	1		
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Apartments							
		Explanation : Location Noted							
Conversion Equipment									
	Split Unit	10%			2034	\$79,300			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor - Dining / Recreation Room							
	Window/Wall Unit	10%			2029	\$12,700	1		
		Abandoned in Place, Extent : Light, Area Affected : 50%							
		Location : Lower Roof - Rooftop Unit Abandoned In Place Used To Serve Offices Now Cooled By Window Units							
	No Component	80%							

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,800	
No Component	80%							
Exhaust Fans								
Roof	5%			2034	\$3,200	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Lower Roof							
	Explanation : Location Noted							
Wall Unit	5%			2034	\$700	2	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 1st Floor Kitchen, Roof Elevator Machine Room							
	Explanation : Location Noted							
No Component	70%							
Not Accessible	20%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Various Apartments - Inner Bathrooms - No Access							
	Explanation : Toilet Ceiling Fans							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$429,000	1		
	On Extended Life, Extent : Light, Area Affected : 85%							
	Location : Throughout							
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit, 100 Gallons Approximately							
Sanitary Piping								
Cast Iron	100%	Now	\$8,400	LIFE	* *	1		
	Loose, Extent : Moderate, Area Affected : 2%							
	Location : Basement - Electric / Utility Room - House Trap Missing Caps							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2027	\$1,000	4	\$1,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement - Sump Pump Room							
	Explanation : 1 Duplex Set							
Backflow Preventer								
Generic	100%			2034	\$14,900	1	\$2,100	
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, 120 Gallons Each							

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

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

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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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$85,800	\$12,100		
Interior Architecture	\$116,200	\$8,100	\$5,400	
Electrical	\$1,600	\$2,000	\$1,800	\$4,300
Mechanical	\$5,800	\$2,400	\$2,500	\$40,900
Total	\$209,300	\$24,600	\$9,700	\$45,200
Importance Code A	\$87,500	\$13,800	\$1,700	\$1,700
Importance Code B	\$74,900	\$10,800	\$2,600	\$43,400
Importance Code C	\$46,900		\$5,400	
Total	\$209,300	\$24,600	\$9,700	\$45,200



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	73%	2-4	\$113,700	LIFE	* *	5	\$28,300	
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : Roof/Stair Bulkhead								
	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 : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : Window Guards								
Parapets									
	Masonry: Brick	70%			LIFE	* *	5	\$2,000	
	Pre-Cast Concrete	5%	2-4	\$11,200	LIFE	* *	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Wood Cornice	25%	2-4	\$28,600	2054	* *	5	\$4,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Roof									
	Asphalt Shingle	70%			2043	* *	10	\$1,700	
	Modified Bitumen	30%	Now	\$45,900	2044	* *			
	Blisters, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 80%								
	Location : 4th Floor Corridor; Stair D Bulkhead								
	Worn/Eroded, Extent : Severe, Area Affected : 90%								
	Location : Throughout								
Interior									
Floors									
	Quarry Tile	35%			2047	* *	5	\$13,500	
	Terrazzo	35%	4+	\$41,100	LIFE	* *	5	\$7,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Stair Treads								
	Vinyl Tile	28%			2039	* *	3	\$2,700	
	Wood	2%			2062	* *	5	\$1,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	15%			2043	**	5	\$10,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,900	
	Gypsum Board	20%			LIFE	**	5	\$8,600	
	Plaster	55%	Now	\$46,900	LIFE	**	5	\$11,800	
	Patching Evident, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Stair D								
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$5,900	
	Plaster	80%	4+	\$28,100	LIFE	**	5	\$11,800	
	Patching Evident, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : Stair D								
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$64,100	2054	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Parking Lot								
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	**			
Parking/Driveway									
	Asphalt	100%	Now	\$111,500	2043	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
	Location : Parking Lot								
	Potholes, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Light, Area Affected : 10%								
	Location : Parking Lot- Towards Dumpsters								

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX

Asset # : 4465

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes With 350 Ampere Fuses							
	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	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$255,500	10	\$15,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Emergency Lights Are LEDs							
	Exit, Battery	50%			2039	* *	10	\$600	
	Exterior Lighting								
	HID	30%			2034	\$23,500	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$6,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors Tied To Main Building Fire Alarm Control Panel							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2044	* *	5	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Underground Vault In Parking Lot							
		Explanation : One Tank, No.2 Oil, 2,000 Gallons							
Conversion Equipment									
	Steam Boiler	100%			2039	* *	1	\$17,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : One Unit With Domestic Water Built-in Heat Exchangers							
Distribution									
	Steam Piping/Pump	100%	Now	\$2,700	2034	\$134,500			
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room - Missing Insulation							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2032	\$137,300	1	\$5,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Controls									
	Electrical	100%			2029	\$93,300			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Heat Timer System							
Air Conditioning									
	Energy Source								
	Electricity	35%			2042	* *	1		
	No Component	65%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Various Apartments							
		Explanation : Location Noted							
Conversion Equipment									
	Split Unit	5%			2029	\$19,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Penthouse - Ducted System							
	Split Unit	5%			2034	\$19,900			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices							
	Window/Wall Unit	25%			2029	\$15,900	1		
	No Component	65%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	5%		LIFE		* *	2-5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Split System Ductwork / Diffusers							
	No Component	95%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Building Naturally Ventilated							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2034		\$215,600	1		
		On Extended Life, Extent : Light, Area Affected : 85%							
		Location : Throughout							
Water Heater With Tanks									
	Oil Fired	100%		2027		\$86,200	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, 86 Gallons							
Sanitary Piping									
	Cast Iron	100%		LIFE		* *	1		
Storm Drain Piping									
	Cast Iron	100%		LIFE		* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Around The Perimeter Of The Building							
		Explanation : Scuppers And Leaders Observed Routed To Basement Storm Piping							
Sump Pump(s)									
	Submersible	100%		2026		\$500	4	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		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	

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

Print Date : 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
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
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



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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$58,100	
	Masonry: Brick	45%	2-4	\$269,200	LIFE	* *	5	\$66,900	
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Metal, Corrugated	10%			2053	* *	1		
	Stucco Cement	40%			2038	* *	5	\$148,800	
Windows									
	Aluminum	90%	Now	\$399,100	2041	* *	5	\$14,300	
	Crtw/Balnc Not Funct, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								
	Metal Clad	10%			2041	* *	5	\$19,800	
Parapets									
	Masonry: Brick	65%	0-2	\$77,200	LIFE	* *	5	\$6,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Explanation : Cracked And Broken Camelback Terra Cotta Coping Stones								
	Stucco Cement	35%			2038	* *	5	\$8,700	
Roof									
	Modified Bitumen	95%	Now	\$67,500	2033	\$337,600			
	Blisters, Extent : Severe, Area Affected : 5%								
	Location : 179 East 100th Roof								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : 179 East 100th Street								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof Over Community Room								
	Skylight, Metal/Glass	5%	0-2	\$45,700	2043	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 179 East 100th Street								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$24,300	LIFE	* *	5	\$12,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	5%	Now	\$24,300	LIFE	* *	5	\$12,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	20%	Now	\$386,800	2036	* *	5	\$11,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Vinyl Tile	25%	Now	\$157,900	2033	\$789,600	3	\$11,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Wood	45%	Now	\$920,500	2036	* *	5	\$49,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	25%	0-2	\$250,400	2036	* *	5	\$23,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	65%	Now	\$165,600	LIFE	* *	5	\$72,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Fieldstone	5%	4+	\$16,800	LIFE	* *			
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Explanation : Eroded Mortar In Brick And Stone Foundation								
	Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings									
	Gypsum Board	95%	Now	\$190,000	LIFE	* *	5	\$139,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Plaster	5%			LIFE	* *	5	\$3,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$4,200	2053	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Exterior Basement Level								

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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 0-2 \$4,200 2038 * *

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

Location : Throughout

On-Site Walkways

Cast in Place Concrete 80% 2038 * *

Metal 20% 2-4 \$17,300 2043 * * 1-3 \$13,600

Surface Wearing/Scaling, Extent : Moderate, Area Affected : 20%

Location : Exterior Basement Stairs Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2043 * * 5 \$400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Rooms

Explanation : Two Main Services Rated At 800 Amperes And 1,200 Amperes In 183 And 189 Buildings

Switchgear / Switchboard

Fused Disc Sw 100% 2043 * * 5 \$400

Raceway

Conduit 100% 2043 * * 1

Panelboards

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

Lighting

Interior Lighting

Fluorescent 39% 2028 \$495,400 10 \$30,600

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

Location : Throughout The Building

Fluorescent 1% 2038 * * 10 \$800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room

LED 60% 2038 * *

Egress Lighting

Emergency, Battery 50% 2038 * * 10 \$10,300

Exit, Battery 50% 2038 * * 10 \$2,900

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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)
Asset # : 3010

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

Lighting

Exterior Lighting

HID	10%		2033	\$39,000	10				
No Component	90%								

Alarm

Security System

Generic	100%		2033	\$156,700	1		\$31,900		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital	100%		2028	\$215,300	1-3		\$52,700		
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%		2043	**	1				
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Conversion Equipment

Hot Water Boiler	50%		2046	**	1		\$21,100		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Building 189**Explanation : 2 Units*

Hot Water Boiler	50%		2046	**	1		\$21,100		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Building 183**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump	100%		2041	**	4		\$4,200		
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Terminal Devices

Convactor/Radiator	100%		2038	**	1		\$27,600		
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Controls

Electrical	100%		2028	\$464,100					
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Air Conditioning

Energy Source

Electricity	100%		2041	**	1				
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Conversion Equipment

Split Unit	10%		2033	\$198,200					
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Window/Wall Unit	90%		2028	\$284,600	1				
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Ventilation

Distribution

Ductwork/Diffusers	20%		LIFE	**	2-5		\$9,500		
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No Component	80%								
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Exhaust Fans

Roof	20%		2038	**	2		\$500		
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No Component	80%								
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DEPT. OF HOMELESS SERVICES - 071
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : N/A, Area Affected : 100%								
	Location : Basement Of 183 And 189								
	Explanation : Two 120 Gallon Units In 183 And 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	

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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
Program / Asset # : HRA0074.000 / 13580 **Yr Built/Renovated** : 1910 / 1996
Area Sq Ft : 4,455 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2745 **Lot** : 29 **BIN** : 2006057

CAPITAL	FY 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
Importance Code A	\$179,300	\$3,600	\$400	\$82,500
Importance Code B	\$97,200	\$53,100	\$1,000	\$73,800
Importance Code C	\$18,200			
Total	\$294,600	\$56,700	\$1,400	\$156,300



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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$39,800	LIFE	* *	5	\$5,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : North Facade And Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$31,200	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : East Facade							
	Metal Panel	5%			2029	\$29,200	5-10	\$3,100	
	Stucco Cement	25%	Now	\$37,400	2042	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$11,500	2045	* *	5	\$600	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : East Facade, Second Floor Bathroom							
	Wood	5%	Now	\$1,500	2054	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Basement							

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%	Now	\$2,500	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	Masonry: Brick	45%	Now	\$10,600	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Limestone	15%	Now	\$5,200	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal: Cage/Fence	35%	0-2	\$3,900	2049	* *	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	85%	0-2	\$35,300	2039	* *			
		Alligatoring, Extent : Moderate, Area Affected : 85%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal, Corrugated	10%			2027	\$3,200	1		
	Skylight, Metal/Glass	5%			2029	\$49,900	10	\$600	
Interior									

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

DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$1,100	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%	0-2	\$400	2038	* *	5	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Sheet Vinyl/Rubber	5%	Now	\$10,700	2039	* *	5	\$300	
	Adhesion Failure, Extent : Moderate, Area Affected : 20%								
	Location : Roof Stairs								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 60%								
	Location : Roof Stairs								
	Vinyl Tile	80%	Now	\$43,200	2039	* *	3	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	10%	0-2	\$2,400	2032	\$47,500	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	25%			LIFE	* *	5	\$1,300	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 2%								
	Location : Stairwell								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
	Wood	65%	4+	\$15,800	LIFE	* *	5	\$23,000	
	Deteriorated Finish, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$26,000	2042	* *	5	\$2,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Gypsum Board	20%	Now	\$4,600	LIFE	* *	5	\$1,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairwell								
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	* *			
Site Pavements									

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

DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%		2034	\$6,300
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2039	**	5	\$100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	98%		2039	**	1
Conduit	2%	2-4	2049	**	1

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Panelboards

Fused Disc Sw	5%		2037	**	5	
Molded Case Bkrs	95%		2037	**	5	\$100

Wiring

Thermoplastic	100%		2039	**	1
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Motor Controllers

Locally Mounted	98%		2034	\$11,000	5	
Locally Mounted	2%	2-4	\$100	2049	**	5

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Stand-by Power

Transfer Switches

Automatic	100%		2034	\$10,600	1	\$1,400
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Generators

Natural Gas	100%		2032	\$78,700	1	\$1,700
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One 5 Kilovolt-ampere*

Lighting

Interior Lighting

Fluorescent	100%		2029	\$30,800	10	\$4,100
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

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

Lighting

Egress Lighting

Emergency, Service	40%		2029	\$1,100	1				
Emergency, Battery	10%		2029	\$700	10			\$100	
Exit, Service	50%		2029	\$700	1				

Exterior Lighting

HID	100%		2039	* *	10				
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Alarm

Fire/Smoke Detection

No Component	50%								
Generic, Analog	50%		2034	\$5,600	1-3			\$1,400	

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

Heating

Energy Source

Natural Gas	100%		2039	* *	1				
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Conversion Equipment

Steam Boiler	100%		2034	\$37,900	1			\$4,400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump	100%		2029	\$34,800					
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Terminal Devices

Convactor/Radiator	100%		2027	\$35,600	1			\$1,400	
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Air Conditioning

Energy Source

Electricity	100%		2037	* *	1				
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Conversion Equipment

Exterior Pkg Unit - Cooling	20%		2026	\$9,500	2			\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Rooftop

Explanation : 2 Units Serve Hallways.

Window/Wall Unit	5%		2026	\$800	1				
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor - Security Office

Explanation : 1 Unit

No Component	75%								
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Distribution

Ductwork/Diffusers	20%		LIFE	* *	2			\$1,200	
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No Component	80%								
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Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	5%		2026	\$100	2		
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : 2nd Floor - Bathroom And Basement - 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 Preventer; Extent : Light, Area Affected : 100%						
		Location : Basement						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.
Borough : MANHATTAN **Agency's Number** : M060
Program / Asset # : DHS0068.000 / 4440 **Yr Built/Renovated** : 1900 / 2013
Area Sq Ft : 23,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Sep-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 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	
Total	\$1,882,100	\$746,600

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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Iron	7%			LIFE	**				
Masonry: Brick	35%			LIFE	**	5	\$20,300		
Masonry: Limestone	5%			LIFE	**	5	\$2,200		
Metal Panel	5%			2043	**	5-10	\$19,900		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Explanation : Metal Cornice									
Stucco Cement	45%			2038	**	5	\$65,200		
Window Wall	3%			2053	**	5	\$6,500		
Windows									
Aluminum	100%			2049	**	5	\$4,200		
Parapets									
Masonry: Brick	70%			LIFE	**	5	\$4,000		
Metal Rail	25%			2046	**	5-10	\$25,500		
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800		
Roof									
Modified Bitumen	98%			2038	**	10	\$14,300		
Patching Evident, Extent : Light, Area Affected : 2%									
Location : Lower Roof									
Skylight, Metal/Glass	2%			2053	**	10	\$1,000		
Interior									
Floors									
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 : 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									
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	5%			LIFE	**	5	\$1,800		
Glass: Single Pane	2%			LIFE	**	5	\$1,300		
Gypsum Board	35%			LIFE	**	5	\$18,700		
Masonry: Brick	15%	Now	\$124,000	LIFE	**				
Spalling, Extent : Severe, Area Affected : 5%									
Location : Basement Vault Area									
Plaster	38%			LIFE	**	5	\$10,100		

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

Maintenance \$ are aggregated over a 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

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

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	**			
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On-Site Walkways

Cast in Place Concrete	100%		2046	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

Under 600 Volts

Service Equipment

Fused Disc Sw	90%		2033	\$13,300	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Fused Disc Sw	5%		2033	\$700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 400 Ampere Main Disconnect Switch For Fire Pump</i>							

Fused Disc Sw	5%		2033	\$700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>							

Switchgear / Switchboard

Fused Disc Sw	100%		2033	\$95,300	5	\$100	
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Raceway

Conduit	100%		2033	\$40,300	1		
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Panelboards

Fused Disc Sw	5%		2032	\$1,900	5		
Molded Case Bkrs	95%		2032	\$37,000	5	\$600	

Wiring

Thermoplastic	100%		2033	\$56,900	1		
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Motor Controllers

Locally Mounted	100%		2031	\$86,800	5	\$200	
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Ground

Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Water Main Basement

Explanation : Not Connected

Stand-by Power

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2031	\$6,400	1	\$7,200	
	Generators								
	Diesel	100%			2029	\$64,500	1	\$9,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : One 100 Kilowatts								
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$900	
	Fuel Storage								
	Main Tank	100%			2036	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 275 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2028	\$346,200	10	\$21,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Service	60%			2028	\$8,400	1		
	Exit, Service	40%			2028	\$3,900	1		
	Exterior Lighting								
	HID	10%			2028	\$10,600	10		
	LED	10%			2041	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2028	\$42,700	1	\$8,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Lobby								
	Explanation : CCTV Surveillance Cameras								
	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 : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$241,800	2053	* *	1	\$10,400	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : Temporary Boiler Presently Being Used.							
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	90%			2031	\$167,500	1	\$6,800	
	Fan Coil Unit/Heat	10%			2038	* *	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2031	\$72,000	2	\$300	
	Reciprocating Compr/Chiller	10%			2033	\$33,600	1	\$1,100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Roof							
		Explanation : One Split Air Conditioning Unit							
	Split Unit	20%			2033	\$108,100			
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Roof							
		Explanation : 2 Units Feeding 1st Floor							
	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 Exterior Unit							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
	Exhaust Fans								
	Interior	90%			2033	\$90,800	2	\$600	
	Roof	10%			2033	\$4,400	2	\$100	
Plumbing									

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

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2043	* *	1		
	Galvanized Steel	70%	0-2	\$10,200	2038	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Basement. Corroded Water Main								
Water Heater With Tanks									
	Electric	100%	0-2	\$41,600	2031	\$69,300	4		
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : 2 Of 3 Units Not Working In The Basement								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$6,500	
Fire Pump									
	Generic	100%			2042	* *	1	\$4,400	

*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 : LIFE FAMILY CENTER
Address : 78 CATHERINE STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0027.000 / 1954 **Yr Built/Renovated** : 1900 / 2011
Area Sq Ft : 139,997 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 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



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

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$168,200	
Masonry: Brick	70%	Now	\$242,500	LIFE	**	5	\$150,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Granite	2%			LIFE	**	5	\$3,200	
Masonry: Limestone	13%	Now	\$430,600	LIFE	**	5	\$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Metal Panel	5%			2047	**	5-10	\$74,000	
Windows								
Aluminum	55%	Now	\$1,316,300	2052	**	5	\$14,100	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	40%			2049	**	5	\$20,600	
Metal Clad	5%	Now	\$125,700	2052	**	5	\$8,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$21,400	
Masonry: Brick	50%			LIFE	**	5	\$13,800	
Masonry: Brick	30%			LIFE	**	5	\$8,300	
Metal Rail	10%			2044	**	5-10	\$49,900	
Roof								
Built-Up (BUR)	40%	Now	\$28,600	2032	\$572,700			
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : North And South Sections								
Ponding, Extent : Severe, Area Affected : 10%								
Location : North And South Sections								
Copper/Terne	5%			2042	**	10	\$15,700	
Modified Bitumen	40%			2032	\$536,400	10	\$50,200	
Slate	15%	0-2	\$25,600	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

Interior

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$34,800	LIFE	* *	5	\$45,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Boiler Room								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Boiler Room								
Ceramic Tile	10%	0-2	\$57,600	2030	\$1,152,900	5	\$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Mosaic Tile	2%	Now	\$76,700	2040	* *	5	\$5,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Main Entrance								
Terrazzo	5%	0-2	\$19,100	LIFE	* *	5	\$8,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	23%			2027	\$1,299,200	3	\$18,100	
Vinyl Tile 9" X 9"	30%	Now	\$98,100	2032	\$4,905,900	3	\$23,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Wood	15%			2042	* *	5	\$58,900	
Wood	5%	Now	\$365,900	2067	* *	5	\$9,800	
Deflection Evident, Extent : Moderate, Area Affected : 50%								
Location : Old Auditorium								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Old Auditorium								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Old Auditorium								
Interior Walls								
Ceramic Tile	10%	Now	\$213,800	2030	\$2,137,900	5	\$19,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Gypsum Board	55%			LIFE	* *	5	\$131,300	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$23,900	
Plaster	5%	Now	\$23,600	LIFE	* *	5	\$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Old Auditorium								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Old Auditorium								

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

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

Interior

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		LIFE	* *	5		\$6,000	

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

Location : Old Auditorium

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

Location : Old Auditorium

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$46,900	5		\$600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$190,500	5		\$600	
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Raceway

Conduit	100%			2027	\$173,700	1			
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Panelboards

Fused Disc Sw	10%			2026	\$15,600	5		\$300	
Molded Case Bkrs	90%			2026	\$140,300	5		\$3,300	

Wiring

Thermoplastic	100%			2027	\$264,700	1			
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Motor Controllers

Locally Mounted	100%			2026	\$405,100	5		\$900	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$2,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2026	\$26,800	1		\$43,100	
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Generators

Diesel	100%			2026	\$106,100	1		\$54,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 120 Kilowatts

Batteries

Lead/Acid	100%			2026	\$2,400	5		\$5,200	
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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2030	\$75,100	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : No Nameplate Rating Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$2,080,300	10	\$128,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	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		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$138,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : 3 Boilers									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2027	\$3,844,800	4	\$10,400	
	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		

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			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%	0-2	\$17,500	2026	\$872,800	1		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	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	

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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
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
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



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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	* *	5	\$17,500	
	Graffiti, Extent : Light, Area Affected : 50%							
	Location : Along Riverdale Avenue And Bradford Street							
Masonry: Brick	70%			LIFE	* *	5	\$81,700	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
Masonry: Limestone	5%			LIFE	* *	5	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 5%							
	Location : New Lots Avenue							
	Explanation : Pediment At Original Main Entrance							
Metal, Corrugated	10%	4+	\$2,300	2045	* *	1		
	Deformed/Dented, Extent : Light, Area Affected : 2%							
	Location : Along Miller Avenue							
Windows								
Aluminum w/ Guards	100%	0-2	\$84,800	2043	* *	5	\$6,800	
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Various Bedrooms							
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	\$40,200	
	Efflorescence, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations							
Masonry: Limestone	5%	0-2	\$800	LIFE	* *	5	\$400	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%							
	Location : Coping Joints Throughout							
Metal Rail	5%			2052	* *	5-10	\$5,900	
Roof								
Modified Bitumen	98%	2-4	\$4,200	2035	\$211,500			
	Blisters, Extent : Light, Area Affected : 2%							
	Location : Various Locations							
Skylight, Plastic	2%			2040	* *	1		

Interior

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$19,300	
				Paint Peeling, Extent : Moderate, Area Affected : 30%					
				Location : Service Stairs And Basement Areas					
	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 : Kitchen And Laundry Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Kitchen And Laundry Room					
	Terrazzo	5%			LIFE	**	5	\$3,400	
	Vinyl Tile	75%	Now	\$267,800	2040	**	3	\$12,400	
				Broken/Missing Elements, Extent : Light, Area Affected : 2%					
				Location : Various Locations Throughout					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Worn/Eroded, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
Interior Walls									
	Ceramic Tile	5%	0-2	\$11,200	2044	**	5	\$1,000	
				Worn/Eroded, Extent : Light, Area Affected : 10%					
				Location : Kitchen Area					
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
	Masonry: Brick	10%	4+	\$15,500	LIFE	**			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%					
				Location : Boiler Room					
	Marble Panels	5%	0-2	\$17,900	LIFE	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Plaster	75%	0-2	\$37,100	LIFE	**	5	\$9,400	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Roof Access Stair, Basement Storage Room And Corridor					

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$4,300	2048	**	5	\$6,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%							
	Location : 1st Floor Corridor							
	Worn/Eroded, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Embossed Metal	5%			LIFE	**	5	\$2,000	
Gypsum Board	15%	2-4	\$2,300	LIFE	**	5	\$8,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Cafeteria							
Plaster	50%	0-2	\$32,800	LIFE	**	5	\$13,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Cafeteria And Basement Utility Rooms							
Site Enclosure								
Fence/Gates								
Iron Picket	90%	2-4	\$25,600	2070	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Impact Damage, Extent : Moderate, Area Affected : 2%							
	Location : Near Miller Avenue							
Masonry: Brick	10%	Now	\$6,900	2055	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : At Miller Avenue							
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : At Miller Avenue							
Retaining Walls								
Cast in Place Concrete	100%			2070	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$45,200	2048	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Along Riverdale Avenue							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
	Location : Along New Lots Avenue							
Pavers/Stone	5%	Now	\$13,400	2044	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Tree Pits							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : Tree Pits							
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$500	2048	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations At South And East Sides							

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$3,500	2048	**
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Riverdale Avenue Side

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	\$14,700	5	\$100
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Two 200 Ampere Main Disconnect Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$95,300	5	\$600
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Raceway

Conduit	70%			2035	\$28,200	1	
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Conduit	30%			2055	**	1	
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Panelboards

Molded Case Bkrs	30%			2034	\$11,700	5	\$200
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Molded Case Bkrs	70%			2051	**	5	\$400
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Wiring

Thermoplastic	30%			2055	**	1	
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Thermoplastic	70%			2035	\$39,800	1	
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Motor Controllers

Locally Mounted	100%			2033	\$86,800	5	\$200
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$700
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Lighting

Interior Lighting

Fluorescent	95%			2035	\$313,600	10	\$19,400
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	5%			2040	**		
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Egress Lighting

Emergency, Battery	50%			2040	**	10	\$2,700
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Exit, Battery	50%			2040	**	10	\$800
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Exterior Lighting

LED	30%			2040	**		
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No Component	70%						
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Alarm

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** 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

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

Alarm

Security System
Generic

100%

2040

* *

1

\$8,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2035

\$56,000

1-3

\$14,100

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

Heating

Energy Source
Electricity

20%

2045

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Various Locations**Explanation : Electric Unit Heaters In Main Entrance, Cafeteria, Room 122**Electric Baseboard Heaters At Basement Corridor, Basement Janitor Closet, Rooms C23, 128.*

Natural Gas

80%

2045

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Two Gas Fired Steam 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 In Main Entrance, Cafeteria, Room 122**Electric Baseboard Heaters At Basement Corridor, Basement Janitor Closet, Rooms C23, 128.*

Steam Boiler

80%

2040

* *

1

\$17,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : Two Gas Fired Steam Boilers***Distribution**

Steam Piping/Pump

80%

Now

\$7,000

2035

\$139,000

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : Steam Condensate Return Pipe In Boiler Room*

No Component

20%

Terminal Devices

Convactor/Radiator

80%

2033

\$142,000

1

\$5,700

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

No Component

20%

Air Conditioning

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

DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	50%			2043	**	1		
	No Component	50%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Cafeteria, Various Rooms									
Explanation : Location Noted									
Conversion Equipment									
	Split Unit	5%			2035	\$25,800			
R-410a Refrigerant, Extent : Light, Area Affected : 100%									
Location : Room 122									
	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								
	Brass/Copper	100%			2045	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2035	\$104,900	4	\$3,300	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Sanitary Piping									
	Cast Iron	100%	Now	\$13,700	LIFE	**	1		
Leak Evident, Extent : Light, Area Affected : 5%									
Location : Basement Corridor									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	90%							
	Generic	10%			2035	\$1,000	1	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Boiler Room									
Explanation : Boiler Feedwater									
Fixtures									
	Generic	100%							
Vertical Transport									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Controller Not Working, Extent : Severe, Area Affected : 100%									
Location : Roof - Elevator Machine Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2045		* *	1-2	\$6,200

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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	\$22,600	2062	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Missing Rain Water Leader, West Mount Eden Avenue, Rear Of Building							
Masonry: Brick	60%	0-2	\$94,200	LIFE	**	5	\$58,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 1%							
	Location : Exterior Parapet Walls At Scuppers							
Window Wall	38%			2052	**	5	\$139,200	
Windows								
Aluminum	100%	0-2	\$16,500	2048	**	5	\$8,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 1%							
	Location : 1st Floor Common Room							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%							
	Location : 5th Floor Common Room, 1st Common Space							
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,500	
Masonry: Brick	20%	Now	\$32,900	LIFE	**	5	\$900	
	Diagonal Cracks, Extent : Severe, Area Affected : 3%							
	Location : Southwest Stair Tower, Scuppers Throughout							
	Horizontal Cracks, Extent : Severe, Area Affected : 3%							
	Location : Southwest Stair Tower, Scuppers Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%							
	Location : Southwest Stair Tower							
Metal Panel	10%			2052	**	5	\$1,700	
Roof								
Modified Bitumen	95%	4+	\$22,300	2037	**			
	Ponding, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
Traffic Topping	5%			2037	**	10	\$3,700	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,700	
Ceramic Tile	5%			2041	**	5	\$5,000	
Vinyl Tile	85%	Now	\$45,500	2037	**	3	\$31,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : First Floor							
	Uneven Surface, Extent : Moderate, Area Affected : 2%							
	Location : First And Fifth Floor							

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	* *	5	\$10,200	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
	Glass: Single Pane	10%			LIFE	* *	5	\$6,400	
	Gypsum Board	15%	0-2	\$3,500	LIFE	* *	5	\$7,700	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : First Floor							
		Recent Repair Evident, Extent : Light, Area Affected : 2%							
		Location : First Floor							
	Masonry: Brick	45%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	2%	4+	\$600	2037	* *	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area 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	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 85%							
		Location : West Mount Eden Avenue							
Retaining Walls									
	Cast in Place Concrete	100%			2052	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2037	* *			
On-Site Walkways									
	Cast in Place Concrete	95%			2037	* *			
	Pavers/Stone	5%			2035				
Parking/Driveway									
	Asphalt	100%	4+	\$2,500	2035	\$123,300			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$24,700	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 800 Ampere Main Disconnect Switches							

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			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								
	Thermoplastic	100%			2032	\$169,800	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$202,600	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$13,400	1	\$20,000	
	Generators								
	Diesel	100%			2028	\$106,100	1	\$25,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Basement								
	Explanation : One 125 Kilovolt Ampere								
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$2,400	
	Fuel Storage								
	Main Tank	100%			2035	\$75,100	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 275 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	\$48,300	10	\$3,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Staircases								
	Fluorescent	35%			2032	\$338,100	10	\$20,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	LED	60%			2037	* *			
	Egress Lighting								
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%	Now	\$11,800	2032	\$59,200			
	No Component	80%							
Alarm									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

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

Alarm

Security System

No Component

80%

Generic

10%

2032

\$11,900

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Generic

10%

2027

\$11,900

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Some Offices, Hallways And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

* *

1-3

\$12,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Pull Box Station, Bell, Smoke Detector And Fire Alarm Panel*

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

Heating

Energy Source

Electricity

1%

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, Extent : Light, Area Affected : 1%**Location : 1st Floor Lounge**Explanation : 2 Electric Unit Heaters*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$13,900

2040

* *

4

\$3,200

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Header Piping**Malfunctioning, Extent : Moderate, Area Affected : 25%**Location : Boiler Room. Malfunctioning 1 Of 4 Circulating Pumps*

Terminal Devices

Convactor/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**

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	50%			2048	**	1		
	Natural Gas	50%			2052	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	30%	Now	\$192,000	2042	**	2	\$1,000	
		Other Observation, Extent : Severe, Area Affected : 100% Location : 5th Floor. Explanation : 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.							
	Window/Wall Unit	70%			2027	\$168,300	1		
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2	\$25,400	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,200	
Exhaust Fans									
	Roof	80%			2037	**	2	\$1,600	
	Roof	20%	Now	\$24,600	2042	**	2	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof. 15 Out Of 71 Units Malfunctioning Due To Burnt Motor Or Broken Belt							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2045	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2042	**	4	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Heat Exchanger Built Into Boiler							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	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 Explanation : Corroded And Leaking Water Main Gate Valve							
Vertical Transport									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement To 5th Floor									
Explanation : 1 Of 2 Elevators Not In Service, Not Commissioned.									
Fire Suppression									
Sprinkler									
	Generic	100%			2052		* *	1-2	\$18,200
Chemical System									
	No Component	99%							
	Generic	1%			2027	\$200	1-3	\$700	
Other Observation, Extent : Light, Area Affected : 1%									
Location : 1st Floor Kitchen									
Explanation : Not In Use. Kitchen Used As Storage.									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** 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
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013
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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$39,900	
	Masonry: Brick	45%			LIFE	**	5	\$71,800	
	Recent Repair Evident, Extent : N/A, Area Affected : 66%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$6,000	
	Masonry: Limestone	2%	4+	\$7,400	LIFE	**	5	\$2,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Door Entry At South Corner								
	Granite Panels	3%			LIFE	**	5	\$3,600	
	Stucco Cement	40%	4+	\$176,500	2046	**	5	\$79,800	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Rear Yard								
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : Below Windows								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Rear Yard								
Windows									
	Aluminum	85%			2049	**	5	\$32,000	
	Metal Clad	5%	2-4	\$92,000	2058	**	5	\$5,900	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Metal Louvers	5%			2042	**	10	\$11,800	
	Wood	5%	Now	\$36,900	2041	**	5	\$9,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Stairwells								
	Thermally Inefficient, Extent : Moderate, Area Affected : 25%								
	Location : Stairwells								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Masonry: Brick	45%			LIFE	**	5	\$5,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal Security Bars	5%			2061	**			
	Stucco Cement	40%	4+	\$13,600	2046	**	5	\$5,800	
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Vertical Cracks, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%			2041	* *	10	\$46,100	
	Ponding, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2059	* *	10	\$8,100	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : 4 Units Throughout							
Interior								
Floors								
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 : Moderate, Area Affected : 2%							
	Location : Water Ponding At Basement Entrance Doors							
	Worn/Eroded, Extent : Light, Area Affected : 2%							
	Location : Surface Wear At Previous Water Infiltration							
Ceramic Tile	20%	Now	\$342,200	2042	* *	5	\$15,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
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, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,300	
Gypsum Board	50%			LIFE	* *	5	\$107,000	
	Repairs in Progress, Extent : N/A, Area Affected : 5%							
	Location : Throughout							
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$16,000	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Throughout							

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	75%	Now	\$124,400	LIFE	* *	5	\$145,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	20%	Now	\$92,300	LIFE	* *	5	\$19,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2068	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%	2-4	\$4,300	2046	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Front Entry Stairs							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	* *	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room.								
	Explanation : Main Service Switch Rated At 800 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$400	
	Raceway								
	Conduit	100%			2043	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	70%			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 : Light, Area Affected : 100%								
	Location : Throughout								
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Fluorescent	15%			2038	**	10	\$14,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	LED	20%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Stairs								
	Explanation : LEDs Observed								
Egress Lighting									
	Emergency, Service	50%			2028	\$31,200	1		
	Exit, Service	50%			2028	\$21,900	1		
Exterior Lighting									
	LED	30%			2038	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Operated Via Timer								
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2033	\$190,300	1	\$38,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Surveillance System.								
Fire/Smoke Detection									
	Generic, Analog	100%	4+	\$261,500	2043	**	1-3	\$58,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Building.								
	Explanation : Beyond Its Useful Life								

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2038	* *	1	\$102,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%	0-2	\$81,200	2033	\$811,800			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Above Boiler Room								
	Explanation : Continued Rupturing Of Piping Buried In First Floor Slab.								
	Terminal Devices								
	Convector/Radiator	100%			2031	\$829,000	1	\$33,500	
	Controls								
	Electrical	20%			2026	\$112,700			
	Pneumatic	80%			2027	\$1,567,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%	Now	\$160,300	2038	* *	2	\$500	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : First Floor Fan Room								
	Window/Wall Unit	5%			2026	\$19,200	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$11,600	
	No Component	80%							
	Exhaust Fans								
	Roof	100%			2028	\$196,700	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	\$1,294,200	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Courtyard								
	Explanation : Area Drains Reported To Be Undersized. Back-ups Occur During Heavy Downpours.								
	Sump Pump(s)								
	Non-Submersible	100%			2033	\$20,300	4	\$2,200	

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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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

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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



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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%	2-4	\$352,100	LIFE	**	5	\$87,600	
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Rear Facade								
	Masonry: Granite	3%			LIFE	**	5	\$2,100	
	Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows									
	Aluminum	95%	Now	\$20,200	2049	**	5	\$10,900	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Steel	5%	0-2	\$83,900	2058	**	5	\$7,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,700	
	Masonry: Brick 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	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
	Ceramic Tile	10%	Now	\$34,700	2042	**	5	\$3,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : 2nd Floor Bathroom								
	Quarry Tile	5%	Now	\$45,200	2046	**	5	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Kitchen								
	Vinyl Tile	70%	Now	\$594,300	2038	**	3	\$16,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Wood	5%	0-2	\$9,200	2048	**	5	\$3,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Floor Conference Room And Offices								

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$177,700	2046	* *	5	\$16,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 2nd Floor Bathroom									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$26,500	
	Gypsum Board	50%			LIFE	* *	5	\$198,500	
	Masonry: Brick	5%			LIFE	* *			
	Masonry: Fieldstone	5%			LIFE	* *			
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Explanation : Joint Mortar Missing									
	Plaster	25%			LIFE	* *	5	\$49,600	
Ceilings									
	AcousTileSusp.Lay-In	69%	4+	\$14,100	2038	* *	5	\$21,700	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Exposed Struc: Concrete	10%	0-2	\$18,400	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement									
	Gypsum Board	20%			LIFE	* *	5	\$15,700	
	Metal Panel	1%			LIFE	* *	5	\$800	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2043	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2038	* *			
On-Site Walkways									
	Cast in Place Concrete	90%	4+	\$1,400	2046	* *			
Cracking/Crumbling, Extent : Moderate, Area 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	100%			2038	* *			

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2 Main Service Disconnect Switches Rated At 800 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2043	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Fused Disc Sw	30%			2033	\$38,100	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Molded Case Bkrs	40%			2043	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1 Vertical Section							
	Raceway								
	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 : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2033	\$12,500	10	\$800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$5,100	
	Exit, Battery	50%			2038	* *	10	\$1,400	

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	30%			2033	\$49,100	10	\$1,200	
				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 Courtyard					
				Explanation : CCTV Surveillance Cameras					
	Generic	25%			2028	\$19,300	1	\$3,900	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Intrusion System And Door Lock Alarm					
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, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns					

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

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

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,400	
	Exhaust Fans								
	Roof	100%			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%			2028	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two 80 Gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	* *	1		
	Plastic/PVC	10%			2038	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$1,300	4	\$1,300	
	Fixtures								
	Generic	60%							
	Generic	40%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			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 : Kitchen							
		Explanation : Covers 20 Square Feet							

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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
Program / Asset # : DHS0021.000 / 1975 **Yr Built/Renovated** : 1922 / 2012
Area Sq Ft : 225,775 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,881,000	\$2,108,200
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



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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$152,100	LIFE	* *	5	\$38,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	88%	Now	\$692,500	LIFE	* *	5	\$86,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Painted Surfaces, Extent : Light, Area Affected : 15%								
	Location : North Facade								
	Sidewalk Shed in Use, Extent : Light, Area Affected : 20%								
	Location : On Three Sides At Main Entry Elevation								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Granite	2%	Now	\$45,200	LIFE	* *	5	\$1,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Main Entry								
	Masonry: Sandstone	5%	Now	\$66,500	LIFE	* *	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Is Actually Bluestone								
Windows									
	Aluminum	95%	Now	\$371,300	2047	* *	5	\$13,300	
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%								
	Location : Throughout								
	Metal Louvers	5%	Now	\$3,800	2040	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,800	
	Masonry: Brick	87%	Now	\$487,100	LIFE	**	5	\$19,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Granite	3%	Now	\$17,600	LIFE	**	5	\$900	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%			2051	**	5	\$4,400	
		Recent Installation, Extent : N/A, Area Affected : 80%							
		Location : Throughout							
Roof									
	Asphalt Shingle	50%	Now	\$32,400	2040	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : West Roof Over Entry Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : West Roof Over Entry Area							
		Recent Replace Evident, Extent : N/A, Area Affected : 90%							
		Location : Main Roof Areas							
	Fluid Applied Roofing	3%			2059	**			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Gutters At Barrel Roof							
	Metal Panel	7%			2036	**	10	\$31,500	
	Modified Bitumen	35%	Now	\$18,400	2036	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor Bulkhead							
	Skylight, Metal/Glass	3%			2031	\$2,022,100	10	\$24,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Skylights On West Roof							
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
	Skylight, Plastic	2%			2036	**	1		
Soffits									
	Cast Stone/Terra Cotta	85%	Now	\$111,600	LIFE	**	5	\$26,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Main Entry							
	Masonry: Brick	15%			LIFE	**	5	\$600	

Interior

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	48%	4+	\$328,900	LIFE	* *	5	\$433,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Boiler Room In Basement								
Ceramic Tile	10%			2034	\$2,270,700	5	\$41,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Bathroom								
Quarry Tile	2%			2044	* *	5	\$12,400	
Vinyl Tile	15%			2031	\$1,668,800	3	\$23,200	
Patching Evident, Extent : Light, Area Affected : 30%								
Location : Throughout First Floor								
Vinyl Tile 9" X 9"	15%	Now	\$241,600	2041	* *	3	\$23,200	
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor Mezzanine								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Mezzanine								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : 2nd Floor Mezzanine								
Wood	10%	Now	\$720,600	2059	* *	5	\$38,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Second And Third Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Second And Third Floors								

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2034	\$1,025,300	5	\$19,100	
	Concrete Masonry Unit	15%	0-2	\$52,600	LIFE	* *	5	\$11,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Drill Area									
	Gypsum Board	15%			LIFE	* *	5	\$17,200	
	Masonry: Brick	10%	Now	\$177,500	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Boiler Room In Basement									
	Plaster	45%	Now	\$204,000	LIFE	* *	5	\$25,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Throughout West Entry Wing									
Paint Peeling, Extent : Moderate, Area Affected : 60%									
Location : Throughout West Entry Wing									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout West Entry Wing									
	Wood	5%	2-4	\$32,800	LIFE	* *	5	\$38,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$22,200	2036	* *	5	\$3,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : First Floor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Entryway And Laundry Room							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Embossed Metal	5%	Now	\$50,100	LIFE	* *	5	\$7,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Basement							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor Mezzanine							
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Second Floor Mezzanine							
Exposed Struc: Steel	35%			LIFE	* *			
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Drill Area							
Exposed Struc: Wood	35%	Now	\$398,100	LIFE	* *			
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Drill Area							
Plaster	23%	Now	\$465,900	LIFE	* *	5	\$49,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout West Entry Wing							
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Throughout							
	Paint Peeling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$10,500	2051	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Corner Posts							
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Free Standing Walls								
Masonry: Fieldstone	100%	Now	\$16,400	2051	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 40%							
	Location : Tree On Top							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Granite War Memorial							

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

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

Site Enclosure

Retaining Walls

Masonry: Fieldstone

100% Now \$7,400 2041 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Areaways

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

Location : Areaways

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2036 * *

On-Site Walkways

Cast in Place Concrete

80% Now \$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

Pavers/Stone

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%

Location : Entry Stairs On South Elevation

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

Under 600 Volts

Service Equipment

Fused Disc Sw

25% 2031 \$23,500 5 \$200

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

Location : 1st Floor Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$111,100 5 \$1,500

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

Location : 1st Floor Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$111,100 5 \$1,500

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

Location : Generator Room

Explanation : One 400 Ampere Main Disconnect Switch

Molded Case Bkrs

25% 2031 \$111,100 5 \$1,500

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

Location : Generator Room

Explanation : One 200 Ampere Disconnect Switch

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

PAMOJA HOUSE

Asset # : 1975

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2029	\$26,100	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Electrical Room							
		Explanation : Two Transformers Observed							
	Switchgear / Switchboard								
	Fused Disc Sw	75%			2031	\$333,400	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : 600 Ampere Main Disconnect Switch, One 200 Ampere Disconnect Switch, Two 400 Ampere Disconnect Switches							
	Molded Case Bkrs	25%			2031	\$111,100	5	\$1,500	
	Raceway								
	Conduit	100%			2031	\$446,000	1		
	Panelboards								
	Fused Disc Sw	10%			2030	\$46,800	5	\$500	
	Fused Knife Sw	20%	2-4	\$93,600	2056	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : Two Fused Knife Switch Panels Observed							
	Molded Case Bkrs	70%			2030	\$327,500	5	\$4,200	
	Wiring								
	Braided Cloth	60%	2-4	\$398,400	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2031	\$265,600	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$607,700	5	\$1,500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$102,000	1	\$69,500	
	Generators								
	Diesel	100%	Now	\$106,100	2046	* *	1	\$78,700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Generator Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 100 Kilowatt							
	Batteries								
	Lead/Acid	100%			2026	\$2,400	5	\$8,400	

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2034	\$75,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Generator Room								
Explanation : One 275 Gallon								
Lighting								
Interior Lighting								
Fluorescent	10%			2026	\$335,500	10	\$20,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs And Basement								
Explanation : T-8 Lamps								
HID	10%			2026	\$261,100	10	\$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Abandoned, Spaces 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 : N/A, Area Affected : 100%								
Location : Building Perimeter								
Alarm								
Security System								
No Component	90%							
Generic	10%			2036	* *	1	\$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2026	\$170,600	1-3	\$43,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2031	\$202,400	5	\$28,000	
Natural Gas	60%			2041	* *	1		

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

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DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$384,400	2029	\$1,922,000	1	\$201,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boilers							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%	0-2	\$35,300	2031	\$1,765,800			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Condensate Return Tank. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Terminal Devices									
	Air Handler	20%	Now	\$41,500	2026	\$829,900	1	\$25,100	
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : 1 Of 5 Units In Armory - Gas Fired.							
	Convactor/Radiator	60%	Now	\$21,600	2029	\$1,081,900	1	\$39,400	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Fan Coil Unit/Heat	20%			2031	\$1,093,400	1	\$14,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2036	* *	2	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Kitchen Area. With Gas Heat							
	Window/Wall Unit	5%			2026	\$41,800	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Office							
		Explanation : Location Noted							
	No Component	80%							
Distribution									
	Ductwork/Diffusers	15%			LIFE	* *	2	\$44,100	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$50,400	
	No Component	60%							

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	40%			2026	\$391,200	2	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ceiling							
		Explanation : General And Lavatory Exhaust. Not Observed							
	Interior	60%	0-2	\$586,800	2041	* *	2	\$3,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Above Ceiling. Not Observed							
		Explanation : Ineffective Ventilation Of Shower Rooms							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	Now	\$56,300	2029	\$2,815,100	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Water Heater With Tanks								
	Gas Fired	35%			2029	\$5,800	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 1 Heater With Two 100-gallon Serving Lavatories							
	Gas Fired	55%			2029	\$9,200	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 2 Heaters Each With 500-gallon Tank Serving Showers							
	Gas Fired	10%			2026	\$1,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		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	\$6,800	2026	\$6,800	4	\$4,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Slow Drain							
	Pool Filter/Treatment								
	Not Accessible	100%							
	Backflow Preventer								
	No Component	67%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Sprinkler Service Only							
	Generic	33%			2039	* *	1	\$4,600	

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Fixtures								
	Generic	100%	Obsolete Fixtures, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
Fire Suppression	Standpipe								
	Generic	100%			2041	* *	1-5	\$118,000	
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$63,200	
	Fire Pump								
	Generic	100%			2034	\$210,500	1	\$42,200	

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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



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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$604,000	LIFE	* *	5	\$136,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : South Facade							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 5%							
	Location : North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : North And South Facades							
Masonry: Granite	7%	0-2	\$18,000	LIFE	* *	5	\$8,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Stucco Cement	3%	Now	\$27,700	2036	* *	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Facades Above Flat Roof							
Windows								
Aluminum	100%	Now	\$55,800	2047	* *	5	\$10,900	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Basement Windows							
Parapets								
Copper/Terne	10%			2066	* *	5	\$40,500	
Masonry: Brick	85%	Now	\$483,200	LIFE	* *	5	\$71,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Pre-Cast Concrete	5%			LIFE	* *	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$85,900	2044	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	5%	Now	\$52,300	2046	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Gutters Into YMCA Space At Bleachers							
Modified Bitumen	5%			2039	* *	10	\$18,600	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Single Ply Membrane	5%			2031	\$407,500	10	\$18,600	
Skylight, Metal/Glass	5%			2041	* *	10	\$61,900	
Soffits								
Stucco Cement	100%			2036	* *	5	\$28,300	

Interior

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior										
Floors										
	Cast in Place Concrete	15%			LIFE	* *	5	\$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		
Seams Open/Split, Extent : Light, Area Affected : 20%										
Location : YMCA Main Space										
	Traffic Topping	15%	4+	\$103,600	2036	* *	5	\$25,300		
Uneven Substrate, Extent : Moderate, Area Affected : 20%										
Location : West Side Of Main Basketball Court										
Other Observation, Extent : Light, Area Affected : 100%										
Location : Main YMCA Athletic Space										
Explanation : Athletic Wear Surface										
	Vinyl Tile	25%			2031	\$1,998,400	3	\$25,300		
	Wood	20%	Now	\$2,071,000	2071	* *	5	\$50,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 100%										
Location : 3rd Floor										
Other Observation, Extent : Light, Area Affected : 100%										
Location : 3rd Floor										
Explanation : Floor Is Abandoned										
	Wood	14%	Now	\$48,300	2046	* *	5	\$35,400		
Dry Rot/Decay, Extent : Severe, Area Affected : 5%										
Location : YMCA Weight Room										
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%										
Location : YMCA Saddles										

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$78,100	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	3%			2034	\$339,100	5	\$5,800	
Gypsum Board	25%	Now	\$14,400	LIFE	* *	5	\$28,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : YMCA Main Space								
Masonry: Brick	15%	Now	\$117,400	LIFE	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : South Wall Of YMCA Main Area								
Efflorescence, Extent : Light, Area Affected : 10%								
Location : YMCA Main Area								
Metal Panel	1%	Now	\$8,800	LIFE	* *			
Deformed/Dented, Extent : Moderate, Area Affected : 70%								
Location : Basement								
Plaster	20%	Now	\$399,900	LIFE	* *	5	\$11,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Plaster	25%			LIFE	* *	5	\$14,400	
SGFT/Glazed Masonry	1%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%	4+	\$40,600	2036	* *	5	\$22,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Veterans Section Of Building								
Embossed Metal	15%			LIFE	* *	5	\$20,500	
Exposed Struc: Concrete	10%			LIFE	* *	5	\$4,700	
Exposed Struc: Steel	10%			LIFE	* *			
Plaster	20%	Now	\$99,000	LIFE	* *	5	\$38,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Plaster	15%	Now	\$742,600	LIFE	* *	5	\$28,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : 3rd Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor								
Explanation : Abandoned Area								
Wood	15%	Now	\$44,300	LIFE	* *	5	\$398,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : Barrel Vault Ceiling In YMCA Section								

Site Enclosure

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2051

* *

Retaining Walls

Masonry: Fieldstone

100%

2041

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

Now

\$224,700

2036

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 50%**Location : Throughout**Sinking/Subsiding, Extent : Severe, Area Affected : 10%**Location : North And South Facades*

On-Site Walkways

Cast in Place Concrete

100%

2036

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2051

* *

5

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room In YMCA**Explanation : One 4,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

50%

2051

* *

5

\$400

Molded Case Bkrs

50%

2031

\$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

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$61,900	
	Generators								
	Diesel	100%			2040	* *	1	\$78,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 300 Kilowatt Rated Capacity. Generator Is Dual Fuel Capable.								
	Batteries								
	Lead/Acid	100%			2026	\$2,600	5	\$7,500	
	Fuel Storage								
	Main Tank	100%			2059	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 275 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2036	* *	10	\$73,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2026	\$164,100	10	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Third Floor Shelter Side								
	Explanation : Fluorescent Fixtures Are Abandoned In Place								
	Fluorescent	3%			2031	\$98,500	10	\$5,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	Fluorescent	1%			2026	\$32,800	10	\$1,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	HID	50%	Now	\$63,900	2036	* *			
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Eighty Fixtures Are Not Operational In The YMCA								
	LED	1%			2036	* *			
	Egress Lighting								
	Emergency, Service	25%			2036	* *	1		
	Emergency, Battery	25%			2036	* *	10	\$12,100	
	Exit, Battery	50%			2036	* *	10	\$6,800	
	Exterior Lighting								
	HID	3%			2031	\$30,200	10		
	Incandescent	2%			2026	\$23,100	2		
	No Component	95%							
Alarm									

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DEPT. OF HOMELESS SERVICES - 071

PARK SLOPE ARMORY

Asset # : 4453

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

Alarm

Security System

No Component

50%

Generic

50%

2039

* *

1

\$37,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System Recently Installed.*

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2036

* *

1-3

\$93,000

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2051

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Under Sidewalk On 15th Street**Explanation : One 4,000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$199,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Central Plant Steam Piping/Pmp

25%

2031

\$1,516,800

4

\$3,700

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout The D.H.S. Section Of The Building*

Central Plant Steam Piping/Pmp

75%

2051

* *

4

\$11,200

Terminal Devices

Air Handler

70%

2036

* *

1

\$87,100

Convactor/Radiator

30%

2029

\$529,300

1

\$19,500

*On Extended Life, Extent : Moderate, Area Affected : 30%**Location : Throughout The D.H.S. Section Of The Building*

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2036	* *	1	\$65,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Packaged Air Cooled Chillers Serve YMCA Building Side.							
	Split Unit	5%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Split Units Serve Offices In YYMCA.							
	Window/Wall Unit	25%			2029	\$204,400	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2051	* *	4	\$10,400	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2036	* *	1	\$87,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : YMCA Building Side Explanation : 4 Air Handling Units Serve YMCA.							
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$89,800	
	No Component	20%							
Exhaust Fans									
	Roof	50%			2036	* *	2	\$3,100	
	Wall Unit	50%			2036	* *	2	\$3,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$18,300	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 4 Gas-fired Domestic Water Heaters							
Sanitary Piping									
	Cast Iron	70%			LIFE	* *	1		
	Cast Iron	30%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout The D.H.S. Section Of The Building							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
PARK SLOPE ARMORY
Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$15,200	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 50%					
				Location : Scuppers And Leaders On The North And South Sides Of Building					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Around The Perimeter Of Building					
				Explanation : Aluminum Scuppers And Leaders Observed					
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$43,200	4	\$6,400	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$12,300	
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Various Locations Throughout					
Fire Suppression									
	Sprinkler								
	Generic	30%			2041	* *	1-2	\$16,900	
	Generic	70%			2057	* *	1-2	\$39,500	
	Fire Pump								
	Generic	100%	Now	\$10,300	2034	\$206,000	1	\$33,800	
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room					
				Damaged, Extent : Severe, Area Affected : 10%					
				Location : Shaft Misaligned At Fire Pump In Fire Pump Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Fire Pump Room In YMCA Building Side					
				Explanation : 2 Fire Pumps Each With A Jockey Pump.					

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

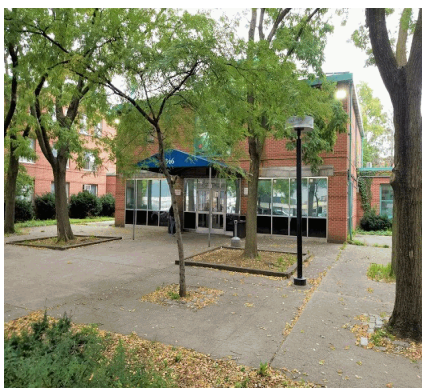
Print Date : 15-Aug-2024

DEPT. OF HOMELESS SERVICES - FY 2025

Asset Name : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	66%	0-2	\$249,300	LIFE	* *	5	\$58,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Throughout All Facades									
	Pre-Cast Concrete	25%			LIFE	* *	5	\$72,200	
	Window Wall	9%			2052	* *	5	\$30,000	
Windows									
	Aluminum	100%	0-2	\$358,900	2048	* *	5	\$9,600	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
	Masonry: Brick	35%	0-2	\$9,600	LIFE	* *	5	\$1,600	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : South West Roof									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Control Joints									
	Metal Panel	10%			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, Extent : Moderate, Area Affected : 5%									
Location : South Roof Gutter									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : Center Roof									
	Modified Bitumen	25%			2037	* *	10	\$16,000	
	Modified Bitumen	30%	Now	\$205,600	2042	* *			
Vegetation Growth, Extent : Severe, Area Affected : 5%									
Location : At Drains									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : North And South Wings									
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$18,200	
Interior									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$67,900	
	Ceramic Tile	30%			2041	**	5	\$31,100	
	Vinyl Tile	40%	0-2	\$22,300	2037	**	3	\$15,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Recent Replace Evident, Extent : N/A, Area Affected : 25%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 2%									
Location : First Floor Corridor									
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	10%	0-2	\$26,000	LIFE	**	5	\$5,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair I, J, G									
	Glass: Single Pane	3%			LIFE	**	5	\$3,200	
	Gypsum Board	20%			LIFE	**	5	\$17,000	
	Plaster	67%			LIFE	**	5	\$28,400	
Ceilings									
	Exposed Struc: Concrete	30%			LIFE	**	5	\$4,900	
	Gypsum Board	30%	Now	\$10,700	LIFE	**	5	\$39,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North And South Ends, Stair H									
	Plaster	40%	Now	\$62,000	LIFE	**	5	\$26,100	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : North And South Wings									
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2042	**			
Corrosion/Rusting, Extent : Light, Area Affected : 50%									
Location : Throughout									
	Exposed Struc: Steel	80%			LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Throughout, Galvanized Steel Adhesion Issues									
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$20,900	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$3,900 2035 \$194,300
Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Activity Yard

Rubber Matting

60% Now \$5,600 2032 \$56,200
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Throughout, Missing Tiles
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Throughout

Rubber Matting

40% 2027 \$37,500

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2032 \$24,700 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room Basement
Explanation : One 1200 Ampere And One 1600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$158,800 5 \$300

Raceway

Conduit

100% 2032 \$113,200 1
Covers Missing, Extent : Light, 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, Extent : Light, Area Affected : 100%
Location : 2nd Floor Cafeteria

LED

90% 2037 * *

Egress Lighting

Emergency, Battery

50% 2027 \$55,300 10 \$8,100

Emergency, Battery

50% 2027 \$55,300 10 \$8,100

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	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 Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
	Generic	10%			2032	\$12,400	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Cameras					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2032	\$51,000	1-3	\$12,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobes, Bell, Horn, Pull Box Station, Smoke Detector And Fire Alarm Panel					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2037	* *	1	\$33,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 2 Gas Fired Hot Water Boilers					
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$7,200	2040	* *	4	\$3,300	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Basement, Boiler Room. Corroded Hot Water Return Piping					
				Insul. Deteriorating, Extent : Moderate, Area Affected : 10%					
				Location : Basement. Boiler Room. Hot Water Return Piping Broken Insulation					
Terminal Devices									
	Air Handler	10%			2032	\$123,900	1	\$4,200	
	Convactor/Radiator	80%			2037	* *	1	\$17,400	
	Fan Coil Unit/Heat	10%			2032	\$163,300	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	90%			2040	* *	1		
	Natural Gas	10%			2052	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	10%			2032	\$110,600	2	\$400	
	Window/Wall Unit	50%			2027	\$124,700	1		
	No Component	30%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$8,800	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600	
	Exhaust Fans								
	Roof	95%			2037	**	2	\$2,000	
	Roof	5%	Now	\$3,200	2042	**	2	\$100	
	Unit Inoperable, Extent : Light, Area Affected : 100% Location : Roof, Exhaust Fan 15								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Booster Pump And Hot Water Storage Tank.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$4,600	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 5% Location : Basement. Corroded Drain Piping								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2052	**	1-2	\$18,900	
	No Backflow Preventer, Extent : Light, Area Affected : 100% Location : Basement								

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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
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,200	\$3,300		
Interior Architecture	\$219,800		\$42,400	\$18,900
Electrical	\$16,100	\$12,500	\$14,400	\$14,900
Mechanical	\$114,900	\$14,600	\$64,400	\$56,000
Site Enclosure	\$2,400			
Site Pavements	\$5,000			
Elevators/Escalators	\$25,200	\$25,200	\$25,200	\$25,200
Total	\$412,500	\$55,500	\$146,300	\$115,000
Importance Code A	\$33,000	\$7,100	\$3,800	\$3,800
Importance Code B	\$262,500	\$48,500	\$142,600	\$103,800
Importance Code C	\$117,000			\$7,400
Total	\$412,500	\$55,500	\$146,300	\$115,000



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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	4+	\$1,900	LIFE	* *	5	\$8,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Along East 151st Street							
	Cast Stone/Terra Cotta	80%			LIFE	* *	5	\$413,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout Explanation : Material Clarification: Terra Cotta 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, Extent : N/A, Area Affected : 100% Location : Exterior Face Explanation : Material Clarification: Terra Cotta Panels							
	Metal Panel	40%			2061	* *	5	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Interior Face Explanation : Material Clarification: Fiber Glass Panels							
	Metal Panel	5%	4+	\$200	2061	* *	5	\$300	
		Deformed/Dented, Extent : Light, Area Affected : 2% Location : East Facade Coping							
	Metal Rail	15%			2052	* *	5-10	\$8,400	
Roof									
	IRMA/Protected Membrane	95%	4+	\$12,600	2040	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 5% Location : Various Roof Locations							
	Roll Roofing	5%			2036	* *	5	\$2,400	
Soffits									
	Metal Panel	100%			2061	* *	5-10		

Interior

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

DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	2%	0-2	\$7,900	2034	\$39,700	3	\$3,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Various Office And Conference Rooms							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Various Office And Conference Rooms							
Cast in Place Concrete	10%			LIFE	**	5	\$50,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 1%							
	Location : Basement Service Rooms							
Ceramic Tile	5%	2-4	\$6,300	2048	**	5	\$2,900	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Various Toilet Rooms							
Raised Access Floor	1%			2048	**	5	\$4,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 4th Floor Server Room							
	Explanation : Location Noted							
Terrazzo	10%			LIFE	**	5	\$17,900	
Vinyl Tile	72%	0-2	\$111,600	2040	**	3	\$31,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Various Locations Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 2%							
	Location : Various Locations Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 5%							
	Location : Various Office And Kitchen Locations							
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$35,500	
Fiberglass Panel	5%	2-4	\$10,400	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Various Corridor Locations							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Plastic Laminated Wall Panels							
	Explanation : Material Clarification							
Glass: Single Pane	20%			LIFE	**	5	\$88,800	
Gypsum Board	55%	2-4	\$44,500	LIFE	**	5	\$97,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Various Corridor Locations							
Ceilings								
AcousTileSusp.Lay-In	70%			2048	**	5	\$80,400	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$7,200	
Exposed Struc: Steel	10%			LIFE	**	10	\$23,000	
Gypsum Board	10%			LIFE	**	5-10	\$39,500	
Wood	5%			LIFE	**	5	\$100,500	

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$2,400	2070	**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : At Entry Ramp And Along East 151st Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$5,000	2048	**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Various Locations*

On-Site Walkways

Cast in Place Concrete	100%			2048	**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Air Circuit Breaker	95%			2055	**	5	\$400
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Fused Disc Sw	5%			2055	**	5	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Disconnect For Fire Pump Rated At 600 Amperes*

Transformers

Dry Type	100%			2048	**	5	\$300
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Elevator Machine Room**Explanation : Two 45 Kva Rated Transformers*

Switchgear / Switchboard

Air Circuit Breaker	40%			2055	**	5	\$200
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Molded Case Bkrs	60%			2055	**	5	\$1,200
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Raceway

Conduit	100%			2055	**	1	
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Panelboards

Molded Case Bkrs	100%			2051	**	5	\$2,000
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Wiring

Thermoplastic	100%			2055	**	1	
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Motor Controllers

Locally Mounted	60%			2048	**	5	\$300
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Variable Frequency	40%			2048	**		
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Drive

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300
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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	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								
	Explanation : Emergency Generator Rated At 900 Kilowatts								
	Batteries								
	Lead/Acid	100%			2029	\$2,400	5	\$2,800	
	Fuel Storage								
	Day Tank	5%			2051	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Under Generator								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	95%			2063	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Room C34								
	Explanation : 2,600 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	60%			2035	\$684,200	10	\$42,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2035	\$228,100	10	\$14,100	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	19%			2035	\$216,700	10	\$13,400	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Second To Fourth Floor 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, Extent : Light, Area Affected : 100%								
	Location : Canopies								
	LED	20%			2040	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	* *	5	\$300	
Alarm									

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

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

Alarm

Security System
Generic

100%
2040 * * 1 \$28,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% 2040 * * 1-3 \$47,300

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

Heating

Energy Source
Natural Gas

100% 2055 * * 1

Conversion Equipment
Hot Water Boiler

100% 2040 * * 1 \$37,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Penthouse Boiler Room
Explanation : Three Gas Fired Modular Boilers

Distribution

Hot Wtr Piping/Pump

100% 2051 * * 4 \$5,700

Terminal Devices

Convactor/Radiator

10% 2040 * * 1 \$2,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Stairs
Explanation : Location Noted

Unit Heater - Hot Water

5% 2035 \$22,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Loading Dock, Penthouse Mechanical Room, Penthouse Boiler Room
Explanation : Location Noted

No Component

85%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Penthouse Mechanical Room
Explanation : Reported Under Air Conditioning

Controls

Digital

100% 2028 \$2,152,700

Air Conditioning

Energy Source
Electricity

100% 2043 * * 1

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Heat Pump Air Sourced	4%			2029	\$44,900	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Server Room 413							
		Explanation : Two Units							
	Water Cooled interior Pkg Unit	64%			2033	\$861,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : Two Units. R-407c Refrigerant							
	Water Cooled interior Pkg Unit	32%	Now	\$43,100	2033	\$430,700	2		
		Broken, Extent : Light, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Mechanical Room							
		Explanation : One Unit. R-407c Refrigerant							
Heat Rejection									
	Dry Cooler	4%			2035	\$13,800	2	\$2,100	
	Water Cooling Tower	96%			2029	\$363,400	2	\$74,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Two Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,800	
	Exhaust Fans								
	Interior	60%			2035	\$199,500	2	\$1,400	
	Roof	40%			2035	\$58,200	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$19,300	2055	* *	1		
		Leak Evident, Extent : Light, Area Affected : 2%							
		Location : Booster Pump Room C30							
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Boiler Room							
		Explanation : Two Modular Units (Bank Of 4, 199 MBH, 60 Gallons Each)							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2026	\$2,300	4	\$2,400	
	Sewage Ejector(s)								
	Electric	100%			2035	\$39,200	4	\$4,600	

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	95%			2035	\$31,800	1	\$4,500	
	Generic	5%	Now	\$800	2045	* *	1	\$200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Penthouse Boiler Room								
	Explanation : Reduced Pressure Zone Valve Leaks								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 2 Units From Basement To 7th Floor; 1 Unit From Basement To Penthouse								
	Explanation : Three Units								
	Hydraulic	10%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 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	

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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



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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$96,400	
	Masonry: Brick	90%	Now	\$892,700	LIFE	**	5	\$111,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Upper Roof									
Windows									
	Aluminum	100%	Now	\$128,900	2050	**	5	\$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Crtrw/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
	Masonry: Brick	75%			LIFE	**	5	\$2,700	
	Metal Panel	5%			2060	**	5	\$700	
	Metal Rail	20%			2047	**	5-10	\$13,200	
Roof									
	Copper/Terne	50%	Now	\$28,500	2049	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Stair Bulkhead									
	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

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	14%			2033	\$362,000	3	\$31,400		
Cast in Place Concrete	5%			LIFE	**	5	\$16,400		
Ceramic Tile	5%			2043	**	5	\$7,500		
Steel Plate	2%	Now	\$199,800	LIFE	**	1			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Basement Stair									
Vinyl Tile	74%	Now	\$59,800	2039	**	3	\$41,500		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Apartments Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Apartments Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Apartments Throughout									
Interior Walls									
Ceramic Tile	5%	Now	\$19,700	2037	**	5	\$3,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Bathrooms In Dormitories									
Gypsum Board	45%			LIFE	**	5	\$39,600		
Marble Panels	5%			LIFE	**				
Plaster	45%	Now	\$78,400	LIFE	**	5	\$19,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Exit Stair, Basement, Apartments Throughout									
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Apartments Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Ceilings									
AcousTileSusp.Lay-In	10%			2047	**	5	\$15,000		
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,300		
Gypsum Board	15%			LIFE	**	5	\$28,100		
Plaster	65%	Now	\$144,500	LIFE	**	5	\$60,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement, Apartments Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Apartments Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$3,000	2047	**				
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2060	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 4,000 Ampere Main Disconnect Switch.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2060	* *	5	\$500	
Raceway									
	Conduit	40%			2034	\$69,500	1		
	Conduit	60%			2060	* *	1		
Panelboards									
	Fused Disc Sw	15%			2050	* *	5	\$400	
	Molded Case Bkrs	85%			2056	* *	5	\$2,500	
Wiring									
	Braided Cloth	10%	2-4	\$26,500	2059	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2034	\$39,700	1		
	Thermoplastic	75%			2060	* *	1		
Motor Controllers									
	Locally Mounted	80%			2032	\$254,700	5	\$600	
	Locally Mounted	20%			2047	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,600	
Lighting									
Interior Lighting									
	Fluorescent	5%			2029	\$81,400	10	\$5,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	10%			2039	* *	10	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Corridor									
Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.									
	Fluorescent	50%			2039	* *	10	\$50,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	LED	35%			2042	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$13,200	
	Exit, Battery	50%			2039	* *	10	\$3,700	
Exterior Lighting									
	HID	20%			2029	\$99,900	10	\$100	
	No Component	80%							

Alarm

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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

Alarm

Security System
Generic

100% 2042 * * 1 \$40,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Exterior And Interior
Explanation : Cameras Security System Only

Fire/Smoke Detection
Generic, Digital

100% 2042 * * 1-3 \$67,500

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2044 * * 1
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 5,000 Gallon Oil Tank

Conversion Equipment
Steam Boiler

100% 0-2 \$93,300 2039 * * 1 \$97,700
Broken, Extent : Moderate, Area Affected : 50%
Location : Basement. One Boiler Is Not Working Due To Broken Refractory
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 0-2 \$1,505,000 2044 * * 4 \$5,400
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout. Steam Traps On Extended Life
Steam Traps Faulty, Extent : Moderate, Area Affected : 100%
Location : Throughout. Steam Traps Malfunctioning

Terminal Devices

Convactor/Radiator

100% 2039 * * 1 \$35,400

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment

Split Unit

2% 2039 * *
Other Observation, Extent : Light, Area Affected : 2%
Location : 2nd Floor Roof Set Back
Explanation : Serves First Floor Waiting Rooms

Window/Wall Unit
No Component

20% 2032 \$81,100 1
78%

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

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	10%	0-2	\$300	2034	\$6,800	2	\$6,100	
		Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement. Leaking Condenser							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
	No Component	90%							
	Exhaust Fans								
	Interior	100%	Now	\$142,400	2034	\$474,700	2	\$2,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2039	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%			2044	* *	4	\$10,800	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$134,800	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Basement. Blockage, Clogged Waste Line Leak Evident, Extent : Moderate, Area Affected : 10% Location : Basement. Leaking Waste Line							
	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	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Units From Basement To 18th Floor; One Unit From 1st To 18th Floor Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$57,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2044	* *	1-2	\$6,100	

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%	0-2	\$51,100	2037	* *	1	\$18,400	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Basement. Fire Pump Is Not Working									
Other Observation, Extent : Light, Area Affected : 100%									
Location : On Roof.									
Explanation : Installed Four Years Ago									

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

Print Date : 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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$93,800	\$11,300		\$6,300
Interior Architecture	\$10,400	\$3,700		\$3,100
Electrical	\$1,600	\$2,100	\$1,600	\$2,100
Mechanical	\$2,500	\$17,300	\$43,100	\$11,200
Site Pavements	\$2,400			
Total	\$110,700	\$34,400	\$44,700	\$22,700
Importance Code A	\$94,600	\$12,200	\$800	\$7,200
Importance Code B	\$11,200	\$22,300	\$43,800	\$15,500
Importance Code C	\$4,800			
Total	\$110,700	\$34,400	\$44,700	\$22,700



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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	42%	Now	\$30,600	LIFE	* *	5	\$7,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 4th Floor Front Facade By Windows								
	Masonry: Limestone	5%			LIFE	* *	5	\$700	
	Stucco Cement	50%			2047	* *	5	\$22,700	
	Window Wall	3%			2054	* *	5	\$2,000	
Windows									
	Aluminum	90%	Now	\$27,500	2042	* *	5	\$3,000	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell								
	Metal Clad	10%	Now	\$32,100	2059	* *	5	\$2,100	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
	Location : Stairs								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,800	
	Masonry: Brick	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 : Moderate, Area Affected : 5%								
	Location : Main Roof								
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Skylight, Metal/Glass	5%			2054	* *	10	\$3,000	
Soffits									
	Stucco Cement	100%			2039	* *	5	\$1,500	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
	Ceramic Tile	5%	Now	\$1,400	2043	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Apartment Bathrooms							
	Quarry Tile	20%			2047	**	5	\$7,500	
	Vinyl Tile	20%	Now	\$2,700	2034	\$134,800	3	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throguhout							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 1st Floor							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
	Wood	40%	0-2	\$58,200	2049	**	5	\$9,400	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Apartments							
Interior Walls									
	Ceramic Tile	20%	Now	\$4,800	2043	**	5	\$2,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell							
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Gypsum Board	45%			LIFE	**	5	\$6,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Apartments At Window Heads							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Apartments At Window Heads							
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	20%			2039	**	5	\$5,000	
	Gypsum Board	70%			LIFE	**	5	\$21,900	
	Plaster	10%	Now	\$1,500	LIFE	**	5	\$1,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Entry Vestibule And Stair Bulkhead							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	**			
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$2,400	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Dumont Avenue Side							
On-Site Walkways									
	Cast in Place Concrete	100%			2039	**			

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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

Site Pavements

Activity Yard

Cast in Place Concrete	65%			2039		**			
Rubber Matting	35%			2034					

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2044		**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 600 Ampere Main Disconnect Switch For The House.</i>									

Fused Disc Sw	50%			2044		**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 200 Ampere Main Disconnect Switch For Day Care.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2044		**	5		\$100
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Raceway

Conduit	100%			2044		**	1		
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Panelboards

Molded Case Bkrs	90%			2042		**	5		\$400
Molded Case Bkrs	10%			2059		**	5		

Wiring

Thermoplastic	95%			2044		**	1		
Thermoplastic	5%			2060		**	1		

Motor Controllers

Locally Mounted	100%			2039		**	5		\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5		\$300
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Lighting

Interior Lighting

Fluorescent	2%			2029		\$5,100	10		\$300
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Fluorescent	98%			2034		\$247,600	10		\$15,300
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Stairway, Hallway, Daycare And Offices</i>									

Egress Lighting

Emergency, Battery	50%			2042		**	10		\$2,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
<i>Explanation : LED Lighting Fixtures Installed In 2018</i>									

Exit, LED	50%			2069		**	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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

Lighting

Exterior Lighting

LED

20%

2042

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Exterior**Explanation : LED Lighting Fixtures*

No Component

80%

Alarm

Security System

Generic

100%

2039

* *

1

\$6,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Exterior And Interior Of The Building**Explanation : Cameras Security System*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$10,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Pull Station Strobes And Sound Speakers*

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$176,400

1

\$8,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units Multi-temperature*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$1,300

Terminal Devices

Convactor/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 -

Cooling

15%

2028

\$39,400

2

\$200

Window/Wall Unit

25%

2027

\$15,700

1

No Component

60%

Distribution

Ductwork/Diffusers

15%

LIFE

* *

2

\$3,300

No Component

85%

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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, Extent : Moderate, Area Affected : 15%								
	Location : Basement Water Backup When Heavy Raining								
Storm Drain Piping									
	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	

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** 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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,000	\$11,800		\$23,200
Interior Architecture	\$20,600	\$4,400		\$2,300
Electrical	\$1,500	\$2,000	\$1,500	\$1,600
Mechanical	\$1,900	\$16,200	\$26,700	\$18,100
Site Pavements	\$3,300			
Total	\$102,200	\$34,400	\$28,200	\$45,200
Importance Code A	\$75,800	\$12,600	\$800	\$24,000
Importance Code B	\$18,200	\$21,800	\$27,400	\$21,200
Importance Code C	\$8,300			
Total	\$102,200	\$34,400	\$28,200	\$45,200



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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$29,200	LIFE	**	5	\$7,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 4th Floor Apartments By Windows							
Masonry: Limestone	5%			LIFE	**	5	\$700	
Stucco Cement	52%			2047	**	5	\$23,600	
Window Wall	3%			2054	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$13,700	2042	**	5	\$3,000	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Various Windows							
Metal Clad	10%	0-2	\$32,100	2059	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
Masonry: Brick	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								
Stucco Cement	100%			2039	**	5	\$1,500	
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
Ceramic Tile	5%			2037	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Apartment Bathrooms							
Quarry Tile	20%			2047	**	5	\$7,500	
Vinyl Tile	15%	Now	\$5,100	2034	\$101,100	3	\$1,400	
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : 1st Floor							
Wood	45%	4+	\$65,500	2049	**	5	\$10,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Apartments							

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	15%	Now	\$3,600	2037	* *	5	\$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Apartment Bathrooms									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Gypsum Board	50%	Now	\$3,100	LIFE	* *	5	\$6,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
	Masonry: Fieldstone	10%			LIFE	* *			
	Plaster	15%	Now	\$1,600	LIFE	* *	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair Bulkheads									
Ceilings									
	AcousTileSusp.Lay-In	15%			2039	* *	5	\$3,700	
	Gypsum Board	85%	Now	\$7,300	LIFE	* *	5	\$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Various 4th Floor Apartments By Windows									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2069	* *			
Retaining Walls									
	Cast in Place Concrete	90%			2054	* *			
	Masonry: Fieldstone	10%			2044	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$3,300	2039	* *			
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Dumont Avenue									
On-Site Walkways									
	Cast in Place Concrete	100%			2039	* *			
Activity Yard									
	Cast in Place Concrete	70%			2039	* *			
	Rubber Matting	30%			2034				

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

Under 600 Volts

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

ROSE MCCARTHY RESIDENCE

Asset # : 4462

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$100	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	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, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Offices							
	Fluorescent	15%			2034	\$35,700	10	\$2,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building. Apartment Unit							
	Egress Lighting								
	Emergency, Battery	50%			2042	* *	10	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Lighting Fixtures Installed In 2018.							
	Exit, LED	50%			2069	* *	1		
	Exterior Lighting								
	LED	20%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Lighting Fixtures Installed In 2018.							
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$6,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior And Interior Of The Building.							
		Explanation : Cameras Security System.							

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

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

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 Station Strobes And Sound Speakers.*

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2039

* *

1

\$7,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Units Multi-temperature*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$1,200

Terminal Devices

Convactor/Radiator

100%

2039

* *

1

\$5,200

Controls

Digital

100%

2032

\$448,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

10%

2028

\$24,700

2

\$100

Window/Wall Unit

25%

2027

\$14,800

1

No Component

65%

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2

\$2,100

No Component

90%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2039

* *

1

Water Heater With Tanks

Gas Fired

100%

2029

\$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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2044	* *	1-2	\$200	

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

Print Date : 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
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,700		\$2,900	
Interior Architecture	\$104,600		\$29,000	\$7,300
Electrical	\$4,600	\$4,800	\$55,200	\$4,100
Mechanical	\$4,000	\$8,900	\$30,700	\$9,700
Site Pavements	\$22,200			
Total	\$156,300	\$13,700	\$117,800	\$21,000
Importance Code A	\$20,700	\$4,000	\$3,000	\$4,000
Importance Code B	\$91,600	\$9,700	\$114,800	\$17,000
Importance Code C	\$43,900			
Total	\$156,300	\$13,700	\$117,800	\$21,000



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

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

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

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	Now	\$353,900	LIFE	* *	5	\$88,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$175,200	2041	* *	5	\$4,700	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$13,500	
	Metal Panel	10%			2053	* *	5	\$5,800	
Roof									
	Modified Bitumen	100%	2-4	\$20,700	2038	* *			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	* *	5	\$15,500	
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$28,300	LIFE	* *	5	\$7,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$18,800	2042	* *	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms And Showers							
	Quarry Tile	5%			2046	* *	5	\$5,100	
	Vinyl Tile	85%	2-4	\$313,000	2038	* *	3	\$21,800	
		Uneven Substrate, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	5%	Now	\$94,800	2042	* *	5	\$4,400	
	Adhesion Failure, Extent : Severe, Area Affected : 15%								
	Location : Bathrooms								
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Bathrooms								
	Gypsum Board	9%	Now	\$21,700	LIFE	* *	5	\$9,500	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Basement Conference And Dining Room								
	Gypsum Board	81%			LIFE	* *	5	\$85,800	
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$33,200	2038	* *	5	\$1,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	AcousTileSusp.Lay-In	85%			2038	* *	5	\$58,000	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$4,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2053	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2068	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2046	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Light, Area Affected : 15%								
	Location : Side Of Building								
Parking/Driveway									
	Asphalt	100%	Now	\$22,200	2042	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, At Dry Wells								

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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

Site Pavements

Activity Yard

Asphalt

100%

2042

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2033

\$22,100

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2033

\$127,000

5

\$200

Raceway

Conduit

90%

2043

* *

1

Conduit

10%

2053

* *

1

Panelboards

Fused Disc Sw

5%

2032

\$2,900

5

\$100

Molded Case Bkrs

85%

2041

* *

5

\$1,000

Molded Case Bkrs

10%

2049

* *

5

\$100

Wiring

Thermoplastic

90%

2043

* *

1

Thermoplastic

10%

2053

* *

1

Motor Controllers

Locally Mounted

100%

2031

\$144,700

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$600

Lighting

Interior Lighting

Fluorescent

30%

2028

\$191,700

10

\$11,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

68%

2033

\$434,500

10

\$26,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

Fluorescent

2%

2033

\$12,800

10

\$800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : Compact Fluorescent Lights*

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

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

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 Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2033

\$108,300

1-3

\$26,500

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

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

Heating

Energy Source

Electricity

100%

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 -

Heating/Cooling

60%

2033

\$423,400

2

\$1,600

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

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

DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2038	* *	1		
	Water Heater With Tanks								
	Electric	50%			2028	\$57,700	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Two 120 Gallon Water Heaters							
	Electric	50%			2026	\$57,700	4		
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : Two 120 Gallon Water Heaters							
	Sanitary Piping								
	Cast Iron	100%	Now	\$52,900	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Second Floor And 3rd Floor Main Bathrooms							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2033	\$22,000	4	\$1,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roughly 10 Years Old In Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$12,000	
	Chemical System								
	No Component	95%							
	Generic	5%			2028	\$800	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Kitchen							
		Explanation : 21 Square Feet							

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

Print Date : 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
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
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

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,500		\$15,300	
Interior Architecture				\$4,500
Electrical	\$10,300	\$7,300	\$20,000	\$8,700
Mechanical	\$1,000	\$6,500	\$88,500	\$6,500
Site Enclosure	\$43,200			
Site Pavements	\$27,800			
Elevators/Escalators	\$7,400	\$7,400	\$7,400	\$7,400
Total	\$108,200	\$21,200	\$131,200	\$27,200
Importance Code A	\$18,900	\$3,900	\$19,300	\$3,900
Importance Code B	\$36,500	\$17,400	\$111,900	\$23,400
Importance Code C	\$52,800			
Total	\$108,200	\$21,200	\$131,200	\$27,200



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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$329,000	LIFE	**	5	\$40,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Metal Fire Escapes								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Storage Wall At Main Entrance								
Graffiti, Extent : Light, Area Affected : 2%								
Location : East Side								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout South Side								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : B And C Line At East Facade								
Masonry: Limestone	3%			LIFE	**	5	\$2,000	
Metal Panel	5%			2043	**	5-10	\$31,300	
Stucco Cement	47%	Now	\$236,300	2038	**	5	\$53,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout North Side								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout North Side								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Window Sill								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Side Throughout								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : North Side								
Explanation : Rusting Fire Escapes								
Windows								
Aluminum	94%	Now	\$245,000	2041	**	5	\$13,200	1
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	5%	Now	\$68,500	2058	**	5	\$4,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Metal Louvers	1%	2-4	\$15,200	2048	**			
Deformed/Dented, Extent : Light, Area Affected : 100%								
Location : North Side								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,300	LIFE	* *	5	\$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	40%			LIFE	* *	5	\$3,000	
Metal Panel	30%			2043	* *	5	\$8,700	
Stucco Cement	25%			2038	* *	5	\$4,800	
Roof								
Modified Bitumen	97%	Now	\$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								
Skylight, Metal/Glass	3%			2043	* *	10	\$4,300	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$13,200	
	Paint Peeling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	10%	Now	\$66,300	2036	* *	5	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : 1st And 2nd Floor Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Vinyl Tile	30%	Now	\$195,000	2033	\$975,100	3	\$13,600	
	Adhesion Failure, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Wood	55%	Now	\$771,900	2048	* *	5	\$62,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : At Apartments							
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
	Location : Throughout Apartments							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Apartments							
	Split/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : At Apartments							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,400	
Gypsum Board	55%	2-4	\$213,400	LIFE	* *	5	\$93,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Apartments 5f And 4f							
Masonry: Brick	5%			LIFE	* *			
Plaster	30%			LIFE	* *	5	\$25,600	
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	75%	Now	\$75,600	LIFE	* *	5	\$110,600	
	Recent Repair Evident, Extent : N/A, Area Affected : 5%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Plaster	20%			LIFE	* *	5	\$14,700	

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$43,200	2053		* *		
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	100%			2053		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$6,800	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$9,600	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
Activity Yard									
	Cast in Place Concrete	50%	4+	\$11,400	2038		* *		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Rubber Matting	50%			2033	\$170,300			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Main Service Switch Rated At 2,000 Amperes For Apartments, One 600 Ampere Main Switch For Corridors							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	\$158,800	5	\$300	
	Raceway								
	Conduit	100%			2033	\$113,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$2,100	
	Wiring								
	Thermoplastic	100%			2033	\$169,800	1		
	Motor Controllers								
	Locally Mounted	100%			2031	\$231,500	5	\$500	

Ground

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$231,600	10	\$14,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases, Offices</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$49,500	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	88%	2-4	\$711,800	2053	**	1	\$30,500	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 10 Units</i>								
Hot Water Boiler	12%			2038	**	1	\$4,600	
Distribution								
Hot Wtr Piping/Pump	100%	2-4	\$166,500	2058	**	4	\$3,800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%	2-4	\$311,200	2038	* *	1	\$22,700	
		Damaged, Extent : Severe, Area Affected : 50%							
		Location : Radiator Covers Throughout							
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 900 Gallons							
Vertical Transport									
	Elevators								
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To Ground Floor							
		Explanation : 1 Freight							
	No Component	90%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2043	* *	1-2	\$1,100	

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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



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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$35,600	
	Masonry: Brick	90%	Now	\$164,800	LIFE	**	5	\$41,000	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Vault Area, Sub-basement Foundation Wall									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Concrete Foundation Wall In Boiler Room									
Explanation : Exposed Rebars									
Windows									
	Aluminum	100%			2049	**	5	\$14,100	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,600	
	Masonry: Brick	75%			LIFE	**	5	\$3,700	
	Metal Panel	5%			2053	**	5	\$1,000	
Roof									
	Modified Bitumen	75%	Now	\$5,200	2033	\$103,800			
Blisters, Extent : Severe, Area Affected : 5%									
Location : Stair A Bulkhead									
Other Observation, Extent : Severe, Area Affected : 2%									
Location : Main Roof									
Explanation : Roof Tank Pipe Is Loose									
	Plaza Roof: Stone Panels	25%			2043	**			
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$7,100	LIFE	**	5	\$9,300	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Basement Storage Area									
	Ceramic Tile	5%			2042	**	5	\$2,100	
	Vinyl Tile	70%	4+	\$804,300	2043	**	3	\$11,200	
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Auditorium									
	Wood	15%	4+	\$37,200	2048	**	5	\$6,000	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Auditorium Stage									
Interior Walls									
	Cast in Place Concrete	5%	Now	\$25,600	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Retaining Wall In Boiler Room, Sub-basement									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Retaining Wall In Boiler Room, Sub-basement, Electrical Room									
	Ceramic Tile	5%			2042	**	5	\$3,400	
	Plaster	90%	4+	\$73,700	LIFE	**	5	\$18,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Backstage, Basement									

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

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

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

Interior

Ceilings

AcousTileSusp.Lay-In	45%			2038	**	5	\$19,200	
Exposed Struc: Concrete	5%	Now	\$62,300	LIFE	**	5	\$300	

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Boiler Room, Sub-basement

Exposed Reinforcement, Extent : Moderate, Area Affected : 20%

Location : Boiler Room, Sub-basement

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

Location : Boiler Room

Plaster	50%	Now	\$63,200	LIFE	**	5	\$13,300	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Auditorium Backstage, Basement Storage Room

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,900	2038	**			
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Other Observation, Extent : Severe, Area Affected : 5%

Location : Vault On 12th Street

Explanation : Water Penetration

On-Site Walkways

Masonry: Granite	100%			LIFE	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033		\$14,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	60%			2033		\$57,200	5	\$100	
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Fused Knife Sw	40%	2-4	\$38,100	2063	**	5			
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On Extended Life, Extent : Light, Area Affected : 100%

Location : Electrical Room

Raceway

Conduit	100%			2033		\$40,300	1		
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Panelboards

Fused Disc Sw	5%			2032		\$1,900	5		
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Molded Case Bkrs	95%			2032		\$37,000	5	\$700	
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Wiring

Thermoplastic	100%			2033		\$56,900	1		
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Motor Controllers

Locally Mounted	100%			2031		\$86,800	5	\$200	
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Ground

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	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 Building							
	Incandescent	5%			2028	\$23,600	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At Gymnasium And Swimming Pool							
		Explanation : Incandescent Light							
	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								
	Generic	100%			2033	\$52,500	1	\$10,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	\$72,200	1-3	\$17,700	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2043	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$24,400	2031	\$244,000	1	\$25,500	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement. Severe Corrosion And Out Of Service							
		Cracked, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$39,400	2043	* *	4	\$1,400	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Condensate Pipe In The Basement							
Terminal Devices									
	Air Handler	40%	0-2	\$21,100	2033	\$210,700	1	\$6,400	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Basement. Two Units Out Of Service							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Convactor/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	75%			2028	\$79,500	1		
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$8,000	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$17,900	2038	* *	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%			2026	\$900	4	\$900	
	Pool Filter/Treatment								
	Sand	100%	2-4	\$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, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Kitchen Hood. Dimension 9 X 3 Feet With Fire Protection Device.							
	Fire Pump								
	Generic	100%			2036	* *	1	\$5,400	

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** 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
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2020
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	\$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



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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	4+	\$262,000	LIFE	* *	5	\$65,100	
Expansion Joint Failure, Extent : Moderate, Area Affected : 2%								
Location : All Facades								
Stucco Cement	5%			2046	* *	5	\$8,600	
Windows								
Aluminum	100%	4+	\$10,700	2041	* *	5	\$2,300	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%								
Location : Throughout								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Air Infiltration And Water Penetration Repaired								
Parapets								
Metal: Cage/Fence	100%			2046	* *	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2038	* *	10	\$57,100	
Metal Panel	35%	0-2	\$8,800	2046	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Light, Area Affected : 2%								
Location : Hip Roof North Of Main Building								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$800	
Interior								
Floors								
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 : Moderate, Area Affected : 10%								
Location : Basement Corridors And Maintenance 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, Extent : N/A, Area Affected : 1%								
Location : Rooms 208-216								
Explanation : Water Penetration Repaired								
Ceilings								
Exposed Struc: Concrete	5%			LIFE	* *	5	\$700	
Gypsum Board	75%			LIFE	* *	5	\$84,100	
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Activity Room								
Plaster	20%			LIFE	* *	5	\$11,200	
Site Enclosure								

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$22,000	2053		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Random Locations Throughout							
		Impact Damage, Extent : Light, Area Affected : 1%							
		Location : Rear Parking Area							
Retaining Walls									
	Cast in Place Concrete	100%			2068		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$7,000	2046		* *		
		Misaligned/Bulging, Extent : Light, Area Affected : 1%							
		Location : Brewer Boulevard							
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$11,700	2046		* *		
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Near Rear Paring Area							
Activity Yard									
	Cast in Place Concrete	40%			2046		* *		
	Cast in Place Concrete	60%			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									
	Service Equipment								
	Fused Disc Sw	100%			2043	**	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 800 Ampere Main Disconnect 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									

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2038	* *	10	\$33,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Fluorescent	5%			2038	* *	10	\$2,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Fluorescent	Fluorescent	35%			2033	\$311,700	10	\$19,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Egress Lighting									
Emergency, Battery	Emergency, Battery	50%			2033	\$49,100	10	\$7,200	
	Exit, Battery	50%			2033	\$41,500	10	\$2,000	
Exterior Lighting									
HID	HID	30%			2033	\$83,400	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rooftop Perimeter							
		Explanation : Controlled Via Photocell							
No Component	No Component	70%							
Lightning Protection									
Arresters/Cabling	Generic	25%	4+	\$900	2048	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : North Roof							
		Explanation : Needs To Be Resecured							
Generic	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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Hot Water Boiler	50%			2038	* *	1	\$14,800	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
Hot Water Boiler	Hot Water Boiler	50%	2-4	\$311,000	2053	* *	1	\$13,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$3,000	
Terminal Devices									
Air Handler	Air Handler	25%	Now	\$27,500	2033	\$275,400	1	\$8,300	
		Broken, Extent : Moderate, Area Affected : 3%							
		Location : One Unit In Basement Women Locker Room							
	Convactor/Radiator	75%			2038	* *	1	\$14,500	
Controls									
	Electrical	100%			2028	\$331,200			
Air Conditioning									
Energy Source	Electricity	100%			2041	* *	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	15%	Now	\$147,500	2043	* *	2	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : North And South Roofs							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : North And South Roofs							
		Explanation : 2 Units Serving Corridors							
Split Unit	Split Unit	5%			2041	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Serves Recreational Area, Lower Roof							
Window/Wall Unit	Window/Wall Unit	10%			2028	\$22,200	1		
	No Component	70%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
Exhaust Fans									
Interior	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		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY RESIDENCE
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	HTHW/HW	100%			2043	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			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, Area Affected : 100%							
		Location : Basement Water Meter And Sprinkler Room							
		Explanation : Backflow Prevention Devices For Fire Sprinkler Service And Domestic Water Service.							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Cellar To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$16,800	

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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
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
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



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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$33,900	LIFE	* *	5	\$14,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Window At South Facade								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Basement Window At South Facade								
Masonry: Brick	50%			LIFE	* *	5	\$29,000	
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Facade								
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%								
Location : East Facade								
Stucco Cement	45%	Now	\$72,100	2045	* *	5	\$32,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : All Facades Show Cracking And Bulging								
Repairs in Progress, Extent : N/A, Area Affected : 25%								
Location : East Facade								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : East Facade								
Explanation : Sidewalk Shed In Use.								
Windows								
Aluminum	90%	Now	\$35,100	2040	* *	5	\$1,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Steel	10%	Now	\$18,500	2057	* *	5	\$2,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : Fifth Floor And Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Fifth Floor								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Fifth Floor And Stairs								
Parapets								
Masonry: Brick	65%			LIFE	* *	5	\$3,700	
Metal Panel	5%			2058	* *	5	\$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Rail	5%	Now	\$900	2037	* *	5	\$2,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Corners Of Building								
Stucco Cement	25%			2045	* *	5	\$3,600	
Roof								
Modified Bitumen	95%			2037	* *	10	\$13,900	
Skylight, Metal/Glass	5%			2052	* *	10	\$2,400	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Main Roof								

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Basement Locker Room Area							
	Ceramic Tile	5%	Now	\$6,300	2035	\$125,700	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	5%			LIFE	**	5	\$1,700	
	Terrazzo	15%	4+	\$31,300	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lobby							
	Vinyl Tile	70%	Now	\$17,200	2032	\$862,200	3	\$12,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$23,900	2035	\$238,800	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom Shower Stalls							
	Fiberglass Panel	5%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Bathrooms							
		Explanation : Wall Covering							
	Plaster	85%	Now	\$89,800	LIFE	**	5	\$22,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	90%			2037	**	5	\$41,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
	Metal Panel	5%			LIFE	**	5	\$2,900	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	4+	\$13,900	2042	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2052	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	**			

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$2,000	2037		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkway Around Perimeter Of Building</i>								

Parking/Driveway

Asphalt	90%	4+	\$16,600	2035	\$331,600			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Rear Parking Area</i>								

Cast in Place Concrete	10%	0-2	\$10,100	2037		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Front Parking Area</i>								

Activity Yard

Cast in Place Concrete	80%			2037		* *		
Pavers/Stone	5%			2041		* *		
Rubber Matting	15%			2032				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$14,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes</i>								

Raceway

Conduit	100%			2032	\$40,300	1		
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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		
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Motor Controllers

Locally Mounted	100%	2-4	\$1,700	2037		* *	5	\$100
<i>Corroded, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								

Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Ground Observed</i>								

Stand-by Power

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Manual	100%			2032	\$6,400	5	\$100	
Generators									
	Natural Gas	100%	4+	\$64,500	2047	* *	1	\$9,100	
	Overloaded, Extent : Moderate, Area Affected : 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 : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2032	\$19,400	10	\$1,200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Basement								
Egress Lighting									
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	30%			2032	\$35,700	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Controlled Via Photocell								
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%	Now	\$24,000	2032	\$24,000	1	\$4,400	
	Cameras Damaged, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Outside								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$4,800	

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

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	50%			2037	* *	1	\$12,900	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Of 2 Is An Older Unit.							
	Steam Boiler	50%			2049	* *	1	\$12,900	
		Other Observation, Extent : N/A, Area Affected : 50%							
		Location : Basement							
		Explanation : 1 Of 2 Boilers Installed In 2020.							
Distribution									
	Steam Piping/Pump	100%			2032	\$204,400			
		Recent Installation, Extent : N/A, Area Affected : 15%							
		Location : Basement. Steam Piping Associated With Newer Boiler.							
Terminal Devices									
	Convactor/Radiator	100%			2030	\$208,700	1	\$8,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2027	\$19,300	1		
	No Component	80%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2032	\$7,800	1	\$400	
	No Component	95%							
	Heat Rejection								
	Air Cooled Condenser Unit	5%	Now	\$400	2032	\$700	2	\$700	
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : Roof And By Fire Escape Stairs.							
		Explanation : Refrigerant Piping Damaged And Missing Insulation.							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,600	
	Exhaust Fans								
	Roof	99%	Now	\$4,900	2032	\$49,000	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 15%							
		Location : Roof. 3 Defective Fans.							
	Wall Unit	1%			2032	\$100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Child Care							
		Explanation : 2 Units.							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2030	\$325,800	1		

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Asset # : 1944

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

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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



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

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$207,300	LIFE	* *	5	\$25,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Along Stockholm Street And Central Avenue Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor Apartments And H And G Line Apartments								
Masonry: Limestone	5%	Now	\$22,000	LIFE	* *	5	\$2,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Stucco Cement	50%	Now	\$158,400	2039	* *	5	\$35,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West And South Side Of Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Apartment 2a								
Windows								
Aluminum	100%	Now	\$170,600	2050	* *	5	\$6,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Throughout Apartments								
Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout Apartments And 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/Erod, Extent : Light, Area Affected : 10%								
Location : Parapets								
Stucco Cement	45%	2-4	\$5,100	2039	* *	5	\$5,400	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Parapets								
Roof								
Modified Bitumen	95%			2039	* *	10	\$19,600	
Skylight, Metal/Glass	5%			2054	* *	10	\$3,400	

Interior

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

Asset # : 4457

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
	Ceramic Tile	10%	Now	\$15,700	2043	**	5	\$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Toilets Throughout									
	Quarry Tile	5%			2047	**	5	\$4,300	
	Vinyl Tile	20%	Now	\$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%									
Location : Apartment Kitchen Throughout									
	Wood	60%	0-2	\$199,600	2049	**	5	\$32,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%									
Location : Apartment Throughout									
Interior Walls									
	Ceramic Tile	20%	Now	\$72,700	2037	**	5	\$13,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Toilets Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Stairs									
	Gypsum Board	40%			LIFE	**	5	\$32,500	
	Masonry: Fieldstone	10%	0-2	\$60,900	LIFE	**			
Other Observation, Extent : Light, Area Affected : 15%									
Location : Basement									
Explanation : Mortar Joint Erosion									
	Plaster	30%	Now	\$48,200	LIFE	**	5	\$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor Apartments And G And H Line Apartments									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor Apartments And G And H Line Apartments									
Ceilings									
	Plaster	100%	Now	\$33,000	LIFE	**	5	\$34,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Basement Mechanical Room									
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2054	**			
	Iron Picket	50%			2069	**			
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			

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

Asset # : 4457

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 50% 4+ \$600 2047 * *

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

Steel Grating 50% 2044 * * 1

Other Observation, Extent : N/A, Area Affected : 100%
Location : Exterior Fire Escapes
Explanation : Fire Escapes

Activity Yard

Cast in Place Concrete 100% 2-4 \$700 2047 * *

Cracking/Crumbling, Extent : Light, Area Affected : 2%
Location : Central Courtyard

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2044 * * 5 \$200

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room

Explanation : Three Main Service Disconnect Switches Rated At One 400 Amperes And Two 200 Amperes.

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 : 100%
Location : Offices, Basement, Hallways, Stairway
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

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

Asset # : 4457

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

Lighting

Exterior Lighting

LED

30%

2042

**

No Component

70%

Alarm

Security System

Generic

100%

2039

**

1

\$20,500

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

2039

**

1-3

\$33,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100%

2044

**

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$570,800

1

\$27,200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 5 Gasoline Fired Modular Hot Water Boiler At 300,000 British Thermal Unit Per Hour Each

Distribution

Hot Wtr Piping/Pump

100%

2033

\$117,500

4

\$2,700

Terminal Devices

Convactor/Radiator

100%

2032

\$439,300

1

\$17,800

Controls

Electrical

100%

2027

\$298,600

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

Conversion Equipment

Window/Wall Unit

15%

2027

\$30,500

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$30,700

Exhaust Fans

Roof

100%

2029

\$104,200

2

\$1,700

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.*

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

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units At 100 Gallons 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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : THIRD STREET SHELTER
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,5,Mez
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 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	\$6,518,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,300	\$41,900		
Interior Architecture	\$109,200	\$9,000		\$10,200
Electrical	\$11,000	\$19,600	\$6,800	\$6,400
Mechanical	\$99,800	\$116,900	\$35,500	\$40,700
Site Enclosure	\$7,400			
Site Pavements	\$11,700			
Elevators/Escalators	\$23,000	\$23,000	\$23,000	\$23,000
Total	\$297,400	\$210,400	\$65,400	\$80,400
Importance Code A	\$42,100	\$48,800	\$6,800	\$6,800
Importance Code B	\$207,300	\$161,600	\$58,600	\$73,600
Importance Code C	\$48,000			
Total	\$297,400	\$210,400	\$65,400	\$80,400



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.

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$136,900	LIFE	**	5	\$68,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	Now	\$318,700	LIFE	**	5	\$79,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Walls Facing Courtyard, Bulkhead								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Walls Facing Courtyard, Bulkhead								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Walls Facing Courtyard, Bulkhead								
Windows								
Aluminum	95%			2040	**	5	\$3,400	
Steel	5%	Now	\$7,800	2057	**	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,500	
Masonry: Brick	70%	Now	\$27,500	LIFE	**	5	\$4,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Parapet Wall								
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%			LIFE	**			
Modified Bitumen	92%			2037	**	10	\$38,700	
Skylight, Plastic	5%			2045	**	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Skylight								
Explanation : Covered With Roof Membrane								

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
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$17,000	LIFE	**	5	\$22,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement, Kitchen								
Mosaic Tile	5%			2037	**	5	\$12,800	
Quarry Tile	5%	Now	\$73,600	2037	**	5	\$3,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Kitchen								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Kitchen								
Vinyl Tile	80%	0-2	\$44,200	2032	\$2,209,500	3	\$30,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,500	
Gypsum Board	15%			LIFE	**	5	\$4,400	
Plaster	80%	Now	\$46,700	LIFE	**	5	\$11,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$10,200	
AcousTileSusp.Lay-In	5%			2037	**	5	\$5,100	
Exposed Struc: Concrete	10%	Now	\$74,900	LIFE	**	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Exposed Reinforcement, Extent : Severe, Area Affected : 5%								
Location : Basement								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Paint Peeling, Extent : Severe, Area Affected : 50%								
Location : Basement								
Exposed Struc: Steel	5%	Now	\$480,600	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Space Below Ramp At West Side								
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Space Below Ramp At West Side								
Plaster	70%			LIFE	**	5	\$44,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	50%	2-4	\$7,400	2052	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Sideyard Stair To Basement</i>									

Masonry: Brick	50%			2052	* *				
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2037	* *				
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On-Site Walkways

Cast in Place Concrete	100%			2037	* *				
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Activity Yard

Cast in Place Concrete	100%	Now	\$11,700	2045	* *				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Side Yard Area</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$24,700	5		\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room In Sub-Basement</i>									
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$158,800	5		\$300	
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Raceway

Conduit	100%			2032	\$113,200	1			
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Panelboards

Fused Disc Sw	5%			2031	\$4,400	5		\$100	
Molded Case Bkrs	95%			2031	\$83,300	5		\$1,700	

Wiring

Braided Cloth	50%	2-4	\$84,900	2057	* *	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	50%			2032	\$84,900	1			
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Motor Controllers

Locally Mounted	100%			2030	\$202,600	5		\$500	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$1,000	
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Stand-by Power

Transfer Switches

Automatic	100%			2030	\$13,400	1		\$21,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2028	\$106,100	1	\$26,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Sub-Basement							
		Explanation : One 200 Kilowatts							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$2,500	
Fuel Storage									
	Day Tank	50%			2031	\$12,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room In Sub-Basement							
		Explanation : One 50 Gallons							
	Main Tank	50%			2035	\$37,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : One 275 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	88%			2037	* *	10	\$55,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2037	* *	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairway							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	10%			2027	\$102,200	10	\$6,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
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, Strobes, Bell, Horn, Smoke Detector And Fire Alarm Panel							

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	* *	5	\$21,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Oil Tanks 10,000 Gallons Each					
	Conversion Equipment								
	Steam Boiler	100%			2045	* *	1	\$68,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : 3 Units					
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$94,400	2042	* *	4	\$3,400	
				Corroded, Extent : Severe, Area Affected : 50%					
				Location : Basement					
	Terminal Devices								
	Convector/Radiator	100%			2030	\$549,000	1	\$22,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2030	\$547,000	2	\$2,100	
				R-22 Refrigerant, Extent : Light, Area Affected : 15%					
				Location : 1st, 2nd And 4th Floor					
	Split Unit	10%			2037	* *			
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : 2nd Floor					
				Explanation : 1 Unit In Medical Room					
	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								
	Roof	10%			2027	\$13,000	2	\$200	
	Wall Unit	15%			2032	\$4,300	2	\$300	
	No Component	75%							
Plumbing									

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

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2032	\$431,200	1		
	Galvanized Steel	50%	Now	\$8,600	2030	\$428,600	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub-basement And Water Main								
	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	\$11,800	LIFE	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Sub-basement								
	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	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit From Sub-Basement To 6th Floor, 1 Unit From Basement To 6th Floor, 1 Unit From Sub-Basement To 1st Floor								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$309,200	1-5	\$35,900	
	Sprinkler								
	Generic	100%	Now	\$46,400	2032	\$928,500	1-2	\$16,700	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Fire Pump								
	Generic	100%	Now	\$3,200	2028	\$64,100	1	\$11,600	
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Chemical System								
	Generic	100%			2030	\$47,800	1-3	\$223,200	

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

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

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

Print Date : 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
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	5%	4+	\$5,600	LIFE	* *	5	\$3,500	
	Graffiti, Extent : Severe, Area Affected : 2%								
	Location : Sides Of Building								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads A And B, Foundation Wall To Sub-basement								
	Metal Panel	2%	Now	\$1,800	2054	* *	5	\$2,600	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : Stair Bulkhead								
	Pre-Cast Concrete	3%			LIFE	* *	5	\$6,800	
	Stucco Cement	90%	Now	\$345,100	2039	* *	5	\$78,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Rear Of Building								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Rear And Sides Of Building								
	Explanation : Graffiti								
Windows									
	Aluminum	95%	Now	\$27,600	2050	* *	5	\$14,800	
	Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Repairs in Progress, Extent : N/A, Area Affected : 5%								
	Location : Window Balance Repairs								
	Metal Clad	5%	4+	\$76,400	2059	* *	5	\$4,900	
	Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Metal Panel	5%			2054	* *	5	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Copings								
	Explanation : Metal Panel Over Stone Copings								
	Metal Panel	95%			2054	* *	5	\$22,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof Side Face Of Brick Parapet Wall								
	Explanation : Metal Panel Cladding								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Roof								
	Modified Bitumen	95%	Now	\$39,800	2039	* *			1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Units 5f, 5i And 5e							
	Skylight, Metal/Glass	5%	Now	\$10,800	2044	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stairs A And C							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof Of Building C							
		Explanation : Some Skylights Are Not Installed							
Interior									
	Floors								
	Carpet	2%			2033	\$33,600	3	\$2,900	
	Cast in Place Concrete	5%	Now	\$8,100	LIFE	* *	5	\$10,600	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Sub-basement Floor							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : Ground Water							
	Ceramic Tile	10%	Now	\$10,700	2043	* *	5	\$4,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Staff Restroom On First Floor							
	Quarry Tile	3%	Now	\$10,500	2039	* *	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Security Office And Community Room							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Lobby And Corridor							
		Explanation : Loose Units							
	Vinyl Tile	30%	Now	\$15,700	2039	* *	3	\$10,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout 1st Floor							
	Wood	50%	0-2	\$283,200	2049	* *	5	\$45,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$159,900	2049	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridors</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2043	**	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,000	
Gypsum Board	50%	Now	\$33,900	LIFE	**	5	\$74,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	**	5	\$26,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$14,500	
Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$66,300	
Plaster	20%			LIFE	**	5	\$12,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,700	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : University Avenue At Front Entry</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2047	**			
Pavers/Stone	5%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$24,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,200 Ampere And One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$158,800	5	\$300	
Raceway								
Conduit	95%			2034	\$107,600	1		
Conduit	5%			2054	**	1		

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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									
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$1,000	
Corroded, Extent : Severe, Area Affected : 100%									
Location : Water Main Basement									
Lighting									
Interior Lighting									
	Fluorescent	65%			2029	\$627,800	10	\$38,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Apartment Units									
	Fluorescent	15%			2029	\$144,900	10	\$8,900	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Apartment Units									
	Fluorescent	10%			2034	\$96,600	10	\$6,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Electrical And Mechanical Room									
	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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Security Office First Floor									
Explanation : Alam Bell, Pull Boxes And Fire Alarm Panel The System Will Need To Upgrade For The Future									

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	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%	0-2	\$134,900	2047	* *	1	\$28,900	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Basement. Broken Boiler Casing							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Basement. Boiler Severely Leaking At Bottom Due To Broken Casing							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Subcellar							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$27,800	2033	\$138,800	4	\$3,200	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Subcellar And Cellar							
	Terminal Devices								
	Convector/Radiator	100%	0-2	\$103,800	2032	\$519,100	1	\$18,900	
		Damaged, Extent : Moderate, Area Affected : 40%							
		Location : Subcellar, Cellar And Various Floors							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	Controls								
	Electrical	100%			2032	\$352,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%	0-2	\$100,400	2032	\$200,800	2	\$600	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Subcellar And Cellar. All Units Are Not Working							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Subcellar And Cellar							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Subcellar And Cellar							
	Window/Wall Unit	5%			2029	\$12,000	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200	
	Exhaust Fans								
	Interior	20%			2034	\$56,300	2	\$400	
	Roof	80%	0-2	\$19,700	2034	\$98,500	2	\$1,300	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 10%							
		Location : Roof. One Unit Vibrating And Noisy							
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Roof. 6 Units Are Not Working							

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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 Evident, Extent : Moderate, Area Affected : 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 Fixtures, Extent : 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	

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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



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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$177,000	LIFE	* *	5	\$75,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast Stone/Terra Cotta	5%	Now	\$353,000	LIFE	* *	5	\$59,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Brick	80%			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	

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
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 Roof									
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 : Bulkheads, Throughout									
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads, Throughout									
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$11,300	LIFE		* *	5	\$14,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement Mechanical Room									
Ceramic Tile	10%	Now	\$75,100	2043		* *	5	\$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Bathrooms 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 : Basement And 1st Floor Offices, Apartments Throughout									

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%	Now	\$48,200	2043	**	5	\$9,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Apartments Bathrooms Throughout								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,200	
Gypsum Board	10%	Now	\$9,800	LIFE	**	5	\$21,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Apartments Throughout								
Plaster	70%			LIFE	**	5	\$75,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staircases Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Staircases Throughout								
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$12,800	
Gypsum Board	20%	0-2	\$8,700	LIFE	**	5	\$32,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	70%	Now	\$265,900	LIFE	**	5	\$55,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2069	**			
Deteriorated Finish, Extent : Light, Area Affected : 50%								
Location : Throughout Main Entrance								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$12,300	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Side Of Building								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : West Side Of Building								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$24,700	2047	**			
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Rear Alley								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%	0-2	\$44,200	2064	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.							
Switchgear / Switchboard									
	Fused Disc Sw	100%	0-2	\$158,800	2064	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Equipment Shows Signs Of Rust.							
Raceway									
	Conduit	15%			2034	\$17,000	1		
	Conduit	85%			2034	\$96,200	1		
Panelboards									
	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	10%	0-2	\$17,000	2059	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Basement							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Of Building A Sprinkler Room							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2034	\$1,356,400	10	\$83,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T8 Lamps							
Egress Lighting									
	Emergency, Battery	30%			2029	\$44,900	10	\$6,600	
	Emergency, Battery	20%			2039	* *	10	\$4,400	
	Exit, LED	10%			2062	* *	1		
	Exit, Battery	40%			2029	\$50,500	10	\$2,500	

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

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Lighting

Exterior Lighting

HID	10%			2029	\$41,600	10			
LED	10%			2042	* *				
No Component	80%								

Alarm

Security System

Generic	100%			2042	* *	1		\$34,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Interior And Exterior</i>									
<i>Explanation : Cameras Security System</i>									

Fire/Smoke Detection

Generic, Digital	100%			2044	* *	1-3		\$58,000	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%	4+		\$122,700	2054	* *	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source</i>									

Conversion Equipment

Steam Boiler	100%	Now		\$310,800	2039	* *	1	\$81,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 2 Units</i>									

Distribution

Central Plant Steam Piping/Pmp	100%	4+		\$752,100	2054	* *	4	\$4,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Leaking Steam Piping In Various Locations</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : All New Steam Traps Recently Installed</i>									

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

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	95%	4+	\$207,800	2047	* *	1	\$25,200	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	5%			2029	\$110,500	1	\$1,500	
	Controls								
	Pneumatic	100%			2035	\$1,723,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2032	\$33,800	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,200	
	No Component	80%							
	Exhaust Fans								
	Roof	10%			2034	\$17,300	2	\$300	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$57,300	2044	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Corroded, Leaking Riser Piping							
	HW Heat Exchanger								
	Steam Fired	100%	4+	\$86,200	2054	* *	4	\$9,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement, Equipment Was Damaged During Hurricane Sandy							
	Sanitary Piping								
	Cast Iron	90%	Now	\$202,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Throughout. Occasional Sewage Backup In Basement							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Not Corrected Pitch							
	Cast Iron	10%	0-2	\$67,400	LIFE	* *	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves							
	Storm Drain Piping								
	Cast Iron	100%	4+	\$94,300	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	20%	0-2	\$3,600	2044	* *	4	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement, 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	

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

Print Date : 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

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%	2-4	\$50,400	LIFE	* *	5	\$12,500	
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Front Facade							
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								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,000	
Masonry: Brick	30%			LIFE	* *	5	\$1,500	
Metal Panel	40%			2054	* *	5	\$7,800	
Metal Rail	5%	Now	\$800	2039	* *	5	\$1,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Stucco Cement	20%			2039	* *	5	\$2,600	
Roof								
Modified Bitumen	98%	0-2	\$6,400	2034	\$128,200			
	Alligatoring, Extent : Moderate, Area Affected : 10%							
	Location : Stair Bulkhead							
Skylight, Metal/Glass	2%	0-2	\$1,300	2044	* *			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Bulkhead							
Interior								
Floors								
Carpet	5%			2033	\$28,700	3	\$2,500	
Ceramic Tile	40%			2043	* *	5	\$13,300	
Vinyl Tile	10%	0-2	\$1,800	2039	* *	3	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Daycare, Offices And Apartment Kitchens							
Wood	45%	0-2	\$87,200	2062	* *	5	\$14,000	
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Apartment Units							
Interior Walls								
Ceramic Tile	25%	Now	\$22,200	2043	* *	5	\$10,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%							
	Location : Corridors And Stairs							
Concrete Masonry Unit	20%			LIFE	* *	5	\$6,600	
Gypsum Board	50%	Now	\$11,300	LIFE	* *	5	\$24,800	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Apartment 4c							
Masonry: Brick	1%			LIFE	* *			
Masonry: Fieldstone	4%			LIFE	* *			

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

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Gypsum Board	85%	Now	\$9,700	LIFE	* *	5	\$35,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Daycare Bathroom							
	Plaster	15%			LIFE	* *	5	\$3,100	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2069	* *			
	Retaining Walls								
	Cast in Place Concrete	50%			2069	* *			
	Masonry: Brick	50%	0-2	\$600	2044	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%							
		Location : Main Entry Ramp							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2039	* *			
	On-Site Walkways								
	Cast in Place Concrete	35%			2039	* *			
	Pavers/Stone	35%			2043	* *			
	Steel Grating	30%			2044	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front And Rear Of Building							
		Explanation : Firescapes							
Activity Yard									
	Rubber Matting	100%			2034				

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			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		

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	45%			2034	\$300,900	10	\$18,600	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Kitchen At The Apartments							
Fluorescent	10%			2029	\$66,900	10	\$4,100	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Basement And Day Care At 1st Floor							
LED	45%			2044	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : All Apartments							
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%							
Alarm								
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, Extent : N/A, Area Affected : 100%							
	Location : Basement And 1st Floor Only							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$22,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Gasoline Fired Modular Hot Water Boilers, Hydrotherm 720,000 Btu							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$3,300	
	Terminal Devices								
	Convactor/Radiator	100%			2039	* *	1	\$14,500	
Air Conditioning									

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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 Gallon Tanks, Two 120 Gallon Tanks					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	99%							
	Generic	1%			2054	* *	1-2	\$100	
				Other Observation, Extent : Light, Area Affected : 1%					
				Location : Laundry Room					
				Explanation : One Sprinkler Head Observed In Laundry Room					

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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



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

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$27,600	
	Masonry: Brick Cavity	95%	Now	\$891,800	LIFE	**	5	\$104,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side Of Building									
Windows									
	Aluminum	100%	4+	\$806,700	2050	**	5	\$14,400	
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Missing Windows In 5 Locations									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : North Side Of Building									
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5	\$4,300	
	Metal Panel	5%			2044	**	5	\$900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Coping									
Explanation : Location Noted									
Roof									
	IRMA/Protected Membrane	80%	Now	\$25,400	2029	\$254,000			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Main Roof									
Recent Repair Evident, Extent : Light, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Cafeteria And 9th Floor Lounges									
Other Observation, Extent : Light, Area Affected : 5%									
Location : Main Roof									
Explanation : Missing Insulation And Gravel									
	Metal Panel	15%			2047	**	10	\$3,800	
	Skylight, Metal/Glass	5%			2044	**	10	\$2,300	
Interior									
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	10%	Now	\$238,300	2044	**	3	\$3,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Pavilion And Basement									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Pavilion, Lounge									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$3,300	
	Glass: Single Pane	10%			LIFE	**	5	\$4,900	
	Gypsum Board	80%	4+	\$14,200	LIFE	**	5	\$31,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms And Offices							
	Under Construction	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Location Noted							
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$4,300	2039	**	5	\$6,600	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Kitchen							
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Laundry Room							
	AcousTileSusp.Lay-In	5%	Now	\$71,700	2054	**	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Ceiling In Basement							
	Exposed Struc: Concrete	5%	Now	\$12,900	LIFE	**	5	\$700	
		Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
		Location : Electric Room							
	Gypsum Board	75%	Now	\$56,600	LIFE	**	5	\$82,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Cafeteria							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$2,800	2069	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Webster Avenue							
Free Standing Walls									
	Masonry: Brick	100%	Now	\$10,200	2044	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Front Entrance							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : Throughout East Elevation							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$5,600	2069	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : North Side Of Building							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$11,100	2047	**
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
<i>Location : Front Steps</i>					

Parking/Driveway

Cast in Place Concrete	100%			2047	* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	\$22,100	5		\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Electrical Room</i>								
<i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>								

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		
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Panelboards

Molded Case Bkrs	100%			2033	\$87,700	5		\$1,500
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Wiring

Thermoplastic	100%			2034	\$85,500	1		
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Motor Controllers

Locally Mounted	100%			2032	\$173,600	5		\$400
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$900
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Stand-by Power

Transfer Switches

Automatic	100%			2032	\$13,400	1		\$17,800
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Generators

Diesel	100%			2030	\$106,100	1		\$22,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 230 Kilowatt Generator Not Operating Since Approximately Six Years Ago Due To Damage In Day Tank.</i>								

Batteries

Lead/Acid	100%			2026	\$2,400	5		\$2,100
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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%	Now	\$5,000	2059	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Day Tank Is Leaking Due To Damage							
	Main Tank	50%			2037	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Main Tank Rated At Capacity 1,000 Gallon							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$344,200	10	\$21,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices Throughout The Building, Hallways, Cafeteria, Basement							
	Fluorescent	60%			2029	\$516,300	10	\$31,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Tenants Rooms, Lobby							
	Egress Lighting								
	Emergency, Service	50%			2029	\$17,400	1		
	Exit, Service	50%			2029	\$12,200	1		
	Exterior Lighting								
	HID	25%	Now	\$6,600	2029	\$66,000			
		Damaged Fixtures, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Walls - Building Perimeter							
	LED	5%			2042	**			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	**	5	\$100	
Alarm									
	Security System								
	Generic	100%			2029	\$106,200	1	\$21,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways, Exterior Walls - Building Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$145,900	1-3	\$36,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns							

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

Heating

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pavilion Roof							
		Explanation : 2 Rooftop Units							
	Heat Pump Air Sourced	30%			2032		2	\$5,400	
	Hot Water Boiler	30%			2032	\$180,300	1	\$8,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Under Construction	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : 1 Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	80%			2042	**	4	\$3,400	
	No Component	20%							
Terminal Devices									
	Convactor/Radiator	75%			2039	**	1	\$14,000	
	No Component	25%							
Controls									
	Electrical	100%			2029	\$314,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	30%	0-2	\$50,800	2028	\$254,000	2	\$900	
		Not in Service, Extent : Moderate, Area Affected : 85%							
		Location : Various Locations							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 52 Small Units, Various Locations							
	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%							

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	15%	Now	\$10,900	2044	* *	1		
		Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%							
		Location : Defective Unit Set. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Water Main							
	Brass/Copper	85%			2044	* *	1		
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	Non-Submersible	100%	0-2	\$3,400	2034	\$11,300	4	\$1,200	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Basement 1 Of 2 Pumps							
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : The Housing, Basement							
Sewage Ejector(s)	Electric	100%			2034	\$29,600	4	\$3,500	
Backflow Preventer	Generic	100%			2039	* *	1	\$3,600	
Fixtures	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
Tankless Water Heater(POU)	Gas Fired	100%			2027	\$31,600	2		
Hot Water Storage Tank	Generic	100%			2029	\$15,000	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 300 Gallons							
Vertical Transport									
Elevators	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 9th Floor							
		Explanation : 2 Units							
Fire Suppression									
Standpipe	Generic	100%			2044	* *	1-5	\$30,300	
Sprinkler	Generic	100%			2044	* *	1-2	\$16,200	
Fire Pump	Generic	100%			2037	* *	1	\$10,800	

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System	100%		2032	\$15,900	1-3	\$80,900	
	Generic							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : 20 Square Feet</i>						

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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 C	\$28,600	\$1,100		
Total	\$184,100	\$17,500	\$14,900	\$99,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	* *	5	\$4,500	
	Masonry: Brick	98%			LIFE	* *	5	\$44,100	
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : East Side Near Parking Area									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : East Side Near Parking Area									
Windows									
	Aluminum	95%	0-2	\$25,200	2050	* *	5	\$5,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Wood	5%	Now	\$22,300	2059	* *	5	\$2,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Basement Maintenance Rooms									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Basement Maintenance Rooms									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Basement Maintenance Rooms									
Parapets									
	Metal Rail	100%			2047	* *	5-10	\$133,700	
Roof									
	Modified Bitumen	100%			2034	\$161,500	10	\$15,100	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,000	
Ceramic Tile	10%	0-2	\$22,800	2037	* *	5	\$2,100	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Throughout Shower And Toilet Rooms								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : Throughout Shower And Toilet Rooms								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout Shower And Toilet Rooms								
Vinyl Tile	25%	4+	\$27,900	2034	\$278,900	3	\$3,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Wood	55%	2-4	\$794,700	2074	* *	5	\$21,300	
Deflection Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout 2nd - 4th Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout 2nd - 4th Floors								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : 2nd - 4th Floors Plywood Patches Replace Strip Flooring								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout 2nd - 4th Floors								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout 2nd - 4th Floors								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Glass: Single Pane	2%			LIFE	* *	5	\$700	
Gypsum Board	43%			LIFE	* *	5	\$11,600	
Masonry: Brick	35%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2047	* *	5	\$800	
Exposed Struc: Wood	15%			LIFE	* *			
Gypsum Board	83%	0-2	\$11,700	LIFE	* *	5	\$42,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Day Room								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Day Room								
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	* *			
Iron Picket	10%			2069	* *			

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$94,500	2069		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Areaway Walls Along Willow Avenue</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$58,100	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : East 136th Street And Willow Avenue</i>									
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>									
<i>Location : East 136th Street And Willow Avenue</i>									

On-Site Walkways

Asphalt	100%			2043		**			
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Parking/Driveway

Asphalt	100%	4+	\$28,600	2037		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>									
<i>Location : Parking Area</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034		\$14,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room - Basement</i>									
<i>Explanation : Six Main Disconnect Switches Rated At Approximately 400 Amperes Each</i>									

Raceway

Conduit	80%			2034		\$32,200	1		
Conduit	20%			2044		**	1		

Panelboards

Molded Case Bkrs	100%			2042		**	5	\$800	
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Wiring

Thermoplastic	100%			2044		**	1		
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Motor Controllers

Locally Mounted	100%			2039		**	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Recent Installation</i>									

Lighting

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2029	\$129,300	10	\$8,000	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	40%			2034	\$172,400	10	\$10,600	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	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, Extent : Moderate, Area Affected : 60%					
				Location : Throughout The Building					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : CCTV Surveillance System					
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$17,900	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2034	\$65,000	5	\$9,000	
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Building Exterior - Above Ground - 1 Tank, 5,000 Gallons					
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. 1 - Boiler With Built-in Domestic Hot Water Heat Exchanger					
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Boiler Room - Boiler No. 1					
				Repairs In Progress, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room - Boiler No. 1 - Re-tubing In Progress					
	Steam Boiler	50%			2047	* *	1	\$14,400	
				Boiler Used For Hot Water, Extent : Light, Area Affected : 100%					
				Location : Boiler Room - Boiler No. 2 - Boiler With Built-in Domestic Hot Water Heat Exchanger					

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

DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%			2044	**			
Repairs In Progress, Extent : N/A, Area Affected : 10%									
Location : Boiler Room - Condensate Feedwater Pump Replacement In Progress									
Terminal Devices									
	Convactor/Radiator	100%			2032	\$231,600	1	\$9,400	
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Controls									
	Electrical	100%			2033	\$157,500			
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Boiler Room - Heat Timer System									
Air Conditioning									
Energy Source									
	Electricity	20%			2042	**	1		
	No Component	80%							
Conversion Equipment									
	Window/Wall Unit	20%			2029	\$21,500	1		
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2-5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : From Rooftop Exhaust Fan To 4th Floor Locker / Toilet Rooms									
Explanation : Location Noted									
	No Component	95%							
Exhaust Fans									
	Roof	5%			2029	\$2,700	2		
	Wall Unit	20%			2029	\$2,400	2	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Various Locker / Toilet Rooms									
Explanation : Location Noted									
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exterior Leaders Connecting To Building Interior Storm Drainage									

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	10%			2034	\$600	4	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% 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 No.1 And No.2 Explanation : 2 Duplex Sets							
	Submersible	30%			2029	\$300	4	\$200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Boiler Room - 1 Duplex 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 Gallons Each. Boilers Generate Domestic Hot Water Via Built-in Heat Exchangers							
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								
	Generic	100%			2044	* *	1-2	\$8,100	

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