

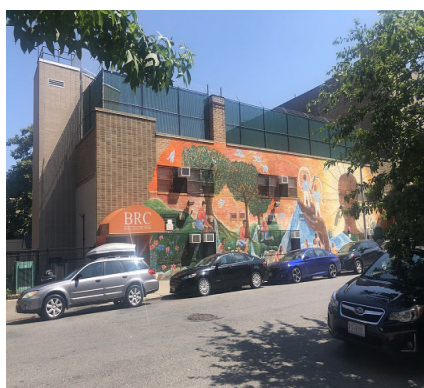
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$85,500	
Interior Architecture	\$64,800	\$613,900
Electrical	\$185,900	\$9,800
Mechanical		\$134,300
Total	\$336,200	\$758,000
Importance Code A	\$85,500	
Importance Code B	\$250,700	\$758,000
Total	\$336,200	\$758,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$40,300	\$7,100	\$3,000	
Interior Architecture	\$30,100		\$4,000	\$3,900
Electrical	\$2,900	\$5,600	\$2,900	\$26,600
Mechanical	\$55,300	\$3,400	\$4,600	\$15,700
Site Pavements	\$17,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$150,300	\$20,000	\$18,400	\$50,100
Importance Code A	\$41,500	\$8,300	\$4,200	\$1,300
Importance Code B	\$93,100	\$11,700	\$12,000	\$48,900
Importance Code C	\$15,700		\$2,200	
Total	\$150,300	\$20,000	\$18,400	\$50,100



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
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	\$78,600	LIFE	* *	5	\$23,600		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Rear Wall								
	Painted Surfaces, Extent : Light, Area Affected : 30%								
	Location : Front Facade								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Rear Wall								
Masonry: Brick	15%	4+	\$6,900	LIFE	* *	5	\$4,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : West Facade								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : West Facade								
	Explanation : Stucco On Brick								
Windows									
Aluminum	100%			2047	* *	5	\$1,900		
Parapets									
Masonry: Brick	60%	Now	\$3,400	LIFE	* *	5	\$2,600		
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : West Facade								
Metal Panel	5%	Now	\$3,700	2051	* *	5	\$400	1	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Coping At West Parapet								
	Deformed/Dented, Extent : Severe, Area Affected : 20%								
	Location : Coping At West Parapet								
Metal: Cage/Fence	35%			2044	* *	5-10	\$11,900		
Roof									
Asphalt Shingle	5%			2040	* *	10	\$300		
IRMA/Protected Membrane	85%	Now	\$33,300	2036	* *				
	Paver Block Ballast, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 30%								
	Location : Lower Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Roll Roofing	10%			2030	\$16,200	5	\$5,900		
Soffits									
Stucco Cement	100%			2044	* *	5	\$400		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Interior									
Floors									
	Ceramic Tile	10%			2040	* *	5	\$3,600	
	Quarry Tile	5%	4+	\$1,200	2044	* *	5	\$1,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Kitchen								
	Vinyl Tile	85%	Now	\$29,000	2031	\$289,700	3	\$11,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	10%			2040	* *	5	\$4,300	
	Gypsum Board	85%			LIFE	* *	5	\$22,100	
	SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	100%	Now	\$64,800	2029	\$324,200	5	\$18,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Laundry Room								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Site Enclosure									
Fence/Gates									
	Chain Link	35%			2041	* *			
	Iron Picket	40%			2066	* *			
	Metal Panel	25%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Equipment								
	Explanation : Actual Material Is Vinyl Fence								
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$2,000	2036	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2036	* *			
Parking/Driveway									
	Asphalt	100%	Now	\$15,700	2046	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Activity Yard									
	Rubber Matting	100%			2026				

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$700	
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$700	
	Wiring								
	Thermoplastic	100%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$38,600	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$7,600	
	Generators								
	Diesel	100%			2040	**	1	\$9,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outdoor Enclosure							
		Explanation : One 60 Kilowatts							
	Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$900	
	Fuel Storage								
	Main Tank	100%			2059	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Adjacent To Generator							
		Explanation : One 300 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2031	\$9,800	10	\$1,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen, Stairs, Bathrooms							
	Fluorescent	95%			2026	\$185,900	10	\$21,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Service	30%			2031	\$4,000	1		
	Emergency, Battery	20%			2031	\$7,200	10	\$1,200	
	Exit, Service	25%			2026	\$2,200	1		
	Exit, Battery	25%			2031	\$7,600	10	\$400	

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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	10%			2031	\$10,300	10		
LED	90%			2041	* *			

Recent Installation, Extent : N/A, Area Affected : 100%

Location : Building Perimeter And Roof

Alarm

Security System

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

Location : Throughout The Building

Fire/Smoke Detection

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

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

Heating

Energy Source

Fuel Oil No 2	100%			2041	* *	5	\$7,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 1 Fuel Oil Tank

Conversion Equipment

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

Location : Basement

Explanation : 1 Hot Water Boiler

Distribution

Hot Wtr Piping/Pump	100%			2030	\$39,100	4	\$1,200	
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Terminal Devices

Convactor/Radiator	100%			2029	\$134,300	1	\$7,800	
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Air Conditioning

Energy Source

Electricity	100%			2039	* *	1		
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Conversion Equipment

Split Unit	75%	Now	\$40,200	2041	* *			
Malfunctioning, Extent : Severe, Area Affected : 33%								
Location : 1 Of 3 Units Is Defective And Located In Parking Lot								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parking Lot								
Explanation : 3 Outdoor Condensing Units Utilize R410a.								

Window/Wall Unit	25%			2029	\$13,100	1		
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DEPT. OF HOMELESS SERVICES - 071
85 LEXINGTON AVENUE
Asset # : 1976

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	75%			2036	**	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floors							
		Explanation : 3 Indoor Units Associated With Outdoor Condensing Units Were Installed In 2017.							
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$5,400	
	No Component	60%							
	Exhaust Fans								
	Interior	30%			2031	\$26,800	2	\$200	
	Roof	15%			2031	\$6,200	2	\$100	
	No Component	55%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	50%			2030	\$7,600	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Of 2 Gas Fired Hot Water Heaters Was Installed In 2019.							
	Gas Fired	50%			2026	\$7,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Laundry Room Above Ceiling							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%	2-4	\$7,400	2041	**	4	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Frequent Clogging And Pump Overworked.							
	Fixtures								
	Generic	100%							
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 4 Drinking Fountains On 1st And 2nd Floors							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floors, Roof							
		Explanation : 1 Passenger Elevator							
Fire Suppression									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$6,800	
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Sprinkler Heads Installed Throughout The Building.									
	Chemical System								
	Generic	100%			2029	\$28,900	1-3	\$4,000	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : ATLANTIC AVENUE ARMORY
Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0080.000 / 4452 **Yr Built/Renovated** : 1898 / 2005
Area Sq Ft : 174,360 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Jun-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$255,400	\$271,300
Interior Architecture	\$795,400	\$1,072,300
Electrical		\$254,400
Mechanical		\$4,046,300
Total	\$1,050,800	\$5,644,300
Importance Code A	\$255,400	\$271,300
Importance Code B	\$795,400	\$5,240,400
Importance Code C		\$132,600
Total	\$1,050,800	\$5,644,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$24,700	\$21,600	\$33,800
Interior Architecture	\$14,800	\$15,000	\$49,700	
Electrical	\$57,100	\$20,900	\$24,000	\$22,800
Mechanical	\$56,700	\$49,400	\$133,800	\$54,500
Site Pavements	\$48,000			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$186,500	\$119,900	\$239,000	\$121,000
Importance Code A	\$17,300	\$41,900	\$39,300	\$51,100
Importance Code B	\$167,900	\$77,900	\$199,800	\$69,900
Importance Code C	\$1,300			
Total	\$186,500	\$119,900	\$239,000	\$121,000



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

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									
Copper/Terne	2%			2065	**	10	\$6,800		
Masonry: Brick	86%	4+	\$90,300	LIFE	**	5	\$125,000		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Side Entry Of Drill Area									
Masonry: Brownstone	10%	Now	\$165,100	LIFE	**	5	\$10,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Entrance On Bedford Avenue									
Other Observation, Extent : Light, Area Affected : 2%									
Location : Main Entrance On Bedford Avenue									
Explanation : Sidewalk Shed In Use									
Masonry: Granite	2%			LIFE	**	5	\$2,200		
Windows									
Aluminum	95%			2046	**	5	\$67,600		
Metal Louvers	5%			2039	**	10	\$22,200		
Parapets									
Masonry: Brick	90%			LIFE	**	5	\$9,200		
Masonry: Brownstone	10%			LIFE	**	5	\$2,500		
Roof									
Copper/Terne	5%			2045	**	10	\$14,800		
Roll Roofing	25%			2029	\$146,300	5	\$49,300		
Skylight, Metal/Glass	3%			2040	**	10	\$11,800		
Slate	67%			LIFE	**				
Soffits									
Masonry: Brownstone	100%			LIFE	**	5			
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	**	5	\$262,100		
Ceramic Tile	5%			2039	**	5	\$13,300		
Terrazzo	5%	4+	\$14,800	LIFE	**	5	\$10,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stair Located At Entrance									
Traffic Topping	5%			2035	**	5	\$16,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairwells And Cafeteria									
Explanation : Fluid Applied Epoxy Resin									
Vinyl Tile	25%			2030	\$677,600	3	\$25,000		
Wood	15%			2045	**	5	\$74,900		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$25,300		
Gypsum Board	10%			LIFE	**	5	\$37,900		
Masonry: Brick	5%			LIFE	**				
Plaster	70%			LIFE	**	5	\$132,600		
SGFT/Glazed Masonry	5%			LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Side Entry To Drill Area									

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	3%			2035	**	5	\$8,000	
	Embossed Metal	5%	4+	\$56,000	LIFE	**	5	\$6,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Dorm Drill Floor Areas							
	Exposed Struc: Steel	15%			LIFE	**			
	Exposed Struc: Wood	37%	Now	\$739,400	LIFE	**			
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Drill Floor							
	Gypsum Board	10%			LIFE	**	5	\$33,200	
	Plaster	30%			LIFE	**	5	\$49,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	50%			2050	**			
	Masonry: Fieldstone	50%			2040	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West Side Of Building							
		Explanation : This Is Actually A Brownstone Masonry Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$46,700	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : North And East Sides Of Building							
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$1,300	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Exterior Entry Steps							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2040	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Rated At 2,500 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	**	5	\$700	
Raceway									
	Conduit	50%			2050	**	1		
	Conduit	50%			2030	\$116,800	1		
Panelboards									
	Molded Case Bkrs	70%			2046	**	5	\$3,200	
	Molded Case Bkrs	30%			2029	\$53,700	5	\$1,400	

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ATLANTIC AVENUE ARMORY
Asset # : 4452

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	5%	2-4	\$14,500	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	95%			2050	* *	1		
Motor Controllers									
	Locally Mounted	80%			2035	* *	5	\$900	
	Locally Mounted	20%			2028	\$32,500	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	* *	1	\$53,600	
Generators									
	Diesel	100%			2033	* *	1	\$67,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room On The Drill Floor									
Explanation : 250 Kilowatts									
Batteries									
	Nickel Cadmium	100%			2023	\$1,800	5	\$38,900	
Fuel Storage									
	Main Tank	100%			2045	* *	5	\$5,100	
Lighting									
Interior Lighting									
	LED	100%			2035	* *			
Egress Lighting									
	Emergency, Service	50%			2030	\$51,400	1		
	Exit, Service	50%			2030	\$34,800	1		
Exterior Lighting									
	LED	20%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter									
Explanation : Operated Via Photocell									
	No Component	80%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2035	* *	1	\$52,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance Areas And Some Corridors									
Explanation : Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2035	* *	1-3	\$33,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Vault Explanation : 4,500 Gallon Tank No.2 Fuel							
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$172,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units							
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$48,600	
	Steam Piping/Pump	50%			2040	**			
	Terminal Devices								
	Air Handler	40%	Now	\$22,000	2030	\$1,099,900	1	\$38,800	
		Damaged, Extent : Moderate, Area Affected : 5% Location : Flexible Connection Has Holes. Located On 1st Floor In Mechanical Room.							
	Convactor/Radiator	40%			2035	**	1	\$22,500	
	Fan Coil Unit/Heat	20%			2030	\$585,700	1	\$11,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	10%			2030	\$417,400			
	Window/Wall Unit	10%			2025	\$40,800	1		
	Water Cooled interior Pkg Unit	35%			2031	\$1,026,200	2		
	No Component	45%							
	Distribution								
	Ductwork/Diffusers	25%			LIFE	**	2	\$56,700	
	No Component	75%							
	Heat Rejection								
	Water Cooling Tower	25%			2028	\$102,000	2	\$43,900	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,200	
	Exhaust Fans								
	Interior	100%			2030	\$695,700	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2028	\$119,300	2	\$2,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Indirect Fired With 250 Gallon Storage Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$29,800	4	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Duplex Units						
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$10,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 5th Floor						
			Explanation : 2 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$91,200	
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$48,800	
	Fire Pump								
	Generic	100%			2039	* *	1	\$32,600	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$609,200	
Interior Architecture	\$466,700	\$1,265,400
Electrical	\$495,300	\$452,100
Mechanical	\$248,300	\$581,800
Total	\$1,819,500	\$2,299,300
Importance Code A	\$609,200	
Importance Code B	\$1,008,800	\$2,166,100
Importance Code C	\$201,600	\$133,200
Total	\$1,819,500	\$2,299,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$56,200	\$1,700		\$16,000
Interior Architecture	\$92,600	\$2,500	\$9,000	\$20,100
Electrical	\$3,800	\$7,800	\$8,100	\$7,200
Mechanical	\$13,700	\$16,900	\$10,500	\$25,800
Site Enclosure	\$400			
Site Pavements	\$14,300			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$198,800	\$46,700	\$45,300	\$86,800
Importance Code A	\$56,200	\$1,700		\$16,000
Importance Code B	\$73,700	\$45,000	\$45,300	\$70,800
Importance Code C	\$68,900			
Total	\$198,800	\$46,700	\$45,300	\$86,800



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

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	\$27,800	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	\$609,200	2041	* *			
Blisters, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Panel	5%			2029	\$28,100	10	\$4,100	
	Panel/Paver: Cer/Brk	5%	Now	\$28,200	2061	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Balcony Roofs									
Soffits									
	Stucco Cement	100%	4+	\$200	2036	* *	5	\$400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Front And Rear Facades									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Cast in Place Concrete	5%	Now	\$5,700	LIFE	**	5	\$21,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 9th Floor Mechanical Rooms								
Ceramic Tile	9%			2040	**	5	\$17,900		
Poured Epoxy/Resin	1%			2030	\$20,900				
	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	\$206,100	2031	\$1,030,500	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	\$49,500	2040	**	5	\$8,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Concrete Masonry Unit	3%	Now	\$12,000	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	\$201,600	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	\$14,500	2044	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Exposed Struc: Concrete	3%	Now	\$10,800	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 9th Floor</i>									
	Gypsum Board	10%			LIFE	**	5	\$25,400	
	Metal Panel	20%			LIFE	**	5	\$50,900	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Plaster	40%	Now	\$59,000	LIFE	**	5	\$50,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Under Construction	14%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>									
<i>Location : 7th And 8th Floors</i>									
<i>Explanation : 7th And 8th Floors Under Construction</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2041	**			
	Iron Picket	60%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$400	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Areaway</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$6,900	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Along N. Portland Avenue</i>									
On-Site Walkways									
	Cast in Place Concrete	60%	0-2	\$7,400	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : West Facade</i>									
	Panel/Paver: Concrete	40%			2041	**			

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

Under 600 Volts

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

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

Under 600 Volts

Transformers

Dry Type	100%			2044		**	5	\$500	
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Raceway

Conduit	80%			2031	\$134,300		1		
Conduit	20%			2051	**		1		

Panelboards

Molded Case Bkrs	100%			2030	\$132,100		5	\$3,600	
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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	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2031	\$100,500		10	\$16,300	
Exit, Battery	50%			2031	\$85,100		10	\$4,600	

Exterior Lighting

HID	50%			2026	\$281,400		10	\$200	
HID	50%			2036	**		10	\$200	

Alarm

Security System

No Component	50%								
Generic	50%	Now	\$90,200	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		
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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	\$34,900	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st And 2nd Floors</i>									
	Window/Wall Unit	3%			2024	\$8,700	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	\$248,300	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	\$2,900	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Room 1-150 Above Ceiling							
	Cast Iron	95%			LIFE	* *	1		
	Sump Pump(s)								
	Not Accessible	100%							
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$8,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Cumberland Hospital							
		Explanation : Water Main And Backflow Preventer							
	Fixtures								
	Under Construction	25%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 7th And 8th Floors							
		Explanation : Bathrooms Are Under Construction							
	Generic	75%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Controller Not Working, Extent : Moderate, Area Affected : 25%							
		Location : 2 Defective Elevator Control Systems In Each Elevator Machine Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 8th Floor							
		Explanation : 2 Elevators: 1 Freight, 1 Passenger.							
Fire Suppression									
	Standpipe								
	Generic	100%			2031	\$581,800	1-5	\$68,000	
	Sprinkler								
	No Component	97%							
	Generic	3%			2031	\$41,000	1-2	\$1,100	
	Fire Pump								
	Not Accessible	100%							

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$251,200	\$158,200
Interior Architecture	\$690,500	\$708,600
Electrical	\$110,400	\$482,400
Mechanical		\$865,600
Site Pavements	\$69,500	
Total	\$1,121,600	\$2,214,900
Importance Code A	\$251,200	\$158,200
Importance Code B	\$459,100	\$2,056,700
Importance Code C	\$411,300	
Total	\$1,121,600	\$2,214,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$129,300		\$26,400	
Interior Architecture	\$307,400			\$8,800
Electrical	\$10,100	\$4,800	\$7,000	\$5,500
Mechanical	\$37,700	\$23,500	\$19,400	\$17,900
Site Enclosure	\$1,900			
Site Pavements	\$10,200			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$508,500	\$40,100	\$64,600	\$44,100
Importance Code A	\$137,800	\$8,400	\$34,800	\$8,400
Importance Code B	\$258,000	\$31,700	\$29,800	\$35,700
Importance Code C	\$112,800			
Total	\$508,500	\$40,100	\$64,600	\$44,100



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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
BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.

Asset # : 2588

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Concrete Masonry Unit	6%			LIFE	**	5	\$11,200	
	Masonry: Brick	70%			LIFE	**	5	\$208,300	
	Masonry: Limestone	12%			LIFE	**	5	\$26,800	
	Metal, Corrugated	7%	Now	\$8,400	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	\$6,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$19,300	
Windows									
	Aluminum	100%	Now	\$147,000	2040	**	5	\$15,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
Parapets									
	Masonry: Brick	15%			LIFE	**	5-10	\$9,900	
	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	\$8,700	2042	**			
Blisters, Extent : Light, Area Affected : 5%									
Location : Wing Roof									
Soffits									
	Copper/Terne	50%	Now	\$44,700	2067	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Soffit At Southeast Cornice									
	Stucco Cement	50%	0-2	\$27,100	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.

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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	\$10,800	LIFE	* *	5	\$20,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Mosaic Tile	5%	Now	\$77,400	2052	* *	5	\$7,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : 6th Floor And Bathrooms								
	Quarry Tile	7%	Now	\$52,000	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	\$30,100	LIFE	* *	5	\$9,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 1st Floor Entry And 5th Floor Dorms								
	Vinyl Tile	45%	Now	\$99,000	2032	\$494,900	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	\$42,700	2027	\$213,700	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.
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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	\$34,800	LIFE		**		
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement</i>								
	Ceramic Tile	5%	Now	\$85,300	2041		**	5	\$4,700
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Bathrooms</i>								
	Concrete Masonry Unit	10%			LIFE		**	5	\$14,900
	Gypsum Board	29%	Now	\$24,800	LIFE		**	5	\$32,400
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	Masonry: Brick	8%	Now	\$192,700	LIFE		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement Column</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement Columns</i>								
	<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Basement</i>								
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Basement</i>								
	Plaster	24%			LIFE		**	5-10	\$38,000
	Plaster	11%	Now	\$9,100	LIFE		**	5	\$6,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement</i>								
	<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Basement</i>								
	SGFT/Glazed Masonry	8%	Now	\$63,800	LIFE		**		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
	<i>Location : 1st Floor Old Kitchen</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : 1st Floor Old Kitchen</i>								

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$52,300	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	\$31,400	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	\$41,600	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	**	10	\$11,700	
	Gypsum Board	15%			LIFE	**	5-10	\$60,400	
	Plaster	40%	Now	\$67,900	LIFE	**	5	\$29,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$1,900	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	\$10,200	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 \$69,500 2035 * *

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

Location : Throughout Parking Lot And Driveway

Potholes, Extent : Moderate, Area Affected : 5%

Location : Throughout Parking Lot And Driveway

Electrical		Current 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 \$40,900 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 \$135,000 5 \$2,200

Raceway

Conduit

30% 2042 * * 1

Conduit

70% 2032 \$76,600 1

Panelboards

Fused Disc Sw

10% 2031 \$9,900 5 \$200

Molded Case Bkrs

60% 2031 \$59,500 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 \$186,000 5 \$600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,500

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

\$25,300

10

\$4,100

Emergency, Battery

40%

2040

* *

10

\$8,200

Exit, Service

30%

2032

\$9,400

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

\$123,400

4

\$5,700

Steam Piping/Pump

10%

2052

* *

Terminal Devices

Air Handler

5%

2037

* *

1

\$2,600

Convactor/Radiator

95%

2030

\$447,400

1

\$26,100

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

10%

2027

\$18,300

1

No Component

90%

Ventilation

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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	\$3,800	
	No Component	95%							
Exhaust Fans									
	Interior	15%	0-2	\$2,300	2032	\$46,900	2	\$300	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
	Roof	10%			2032	\$14,600	2	\$300	
	No Component	75%							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2042	**	1		
	Galvanized Steel	20%			2030	\$77,200	1		
Water Heater									
	Electric	100%			2030	\$77,500	4	\$500	
HW Heat Exchanger									
	Steam Fired	100%			2032	\$140,100	4	\$12,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	5%	0-2	\$9,700	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Cast Iron	95%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	10%	0-2	\$5,500	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Cast Iron	90%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2025	\$3,000	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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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	* *	1	\$15,900	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$529,800	
Interior Architecture	\$160,400	
Mechanical		\$53,900
Total	\$690,300	\$53,900
Importance Code A	\$529,800	
Importance Code B	\$109,100	\$53,900
Importance Code C	\$51,300	
Total	\$690,300	\$53,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$15,900		\$800	
Interior Architecture	\$46,700			
Electrical	\$8,700	\$600	\$800	\$800
Mechanical	\$1,200	\$900	\$700	\$1,100
Site Pavements	\$6,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,900	\$5,500	\$6,300	\$5,800
Importance Code A	\$15,900		\$800	
Importance Code B	\$65,400	\$5,500	\$5,500	\$5,800
Importance Code C	\$1,700			
Total	\$82,900	\$5,500	\$6,300	\$5,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D AND G - LAUNDRY
Asset # : 2597

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	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	\$900	
	Masonry: Brick	68%	Now	\$325,400	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	\$6,900	
	Metal Sect. OHD	2%			2037	**	5	\$900	
Windows									
	Metal Clad	95%	Now	\$141,400	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	**	10	\$800	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
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	\$10,900	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	\$63,000	2034	**	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	\$7,400	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	\$56,500	
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$3,200	
	Masonry: Brick	75%	Now	\$51,300	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	\$109,100	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+	\$9,400	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.

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2-4 \$6,400 2037 * *

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

Location : Jackson Street

On-Site Walkways

Asphalt 100% 2-4 \$100 2035 * *

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 \$4,100 1

Panelboards

Molded Case Bkrs 100% 2031 \$8,300 5 \$300

Wiring

Braided Cloth 90% 2-4 \$8,100 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 \$1,800 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	\$17,400	4	\$800	
Terminal Devices								
	Convactor/Radiator	90%		2030	\$53,900	1	\$3,100	
	Unit Heater - Hot Water	10%		2027	\$4,200			
Ventilation								
Exhaust Fans								
	Wall Unit	20%		2032	\$800	2	\$100	
	No Component	80%						
Plumbing								
H/C Water Piping								
	Galvanized Steel	5%		2030	\$2,500	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	\$46,600	1-5	\$5,700	
Sprinkler								
	Generic	100%		2042	* *	1-2	\$3,000	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$12,610,200	\$428,200
Interior Architecture	\$4,078,500	\$3,909,700
Electrical	\$316,500	\$9,102,200
Mechanical	\$1,488,400	\$10,751,700
Total	\$18,493,600	\$24,191,800
Importance Code A	\$12,610,200	\$428,200
Importance Code B	\$5,087,600	\$23,673,000
Importance Code C	\$795,800	\$90,600
Total	\$18,493,600	\$24,191,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$3,600	
Interior Architecture				\$36,500
Electrical	\$18,100	\$10,600	\$12,000	\$12,100
Mechanical	\$78,800	\$38,500	\$75,000	\$47,400
Site Enclosure	\$5,700			
Site Pavements	\$15,100			
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$179,900	\$111,300	\$152,700	\$158,300
Importance Code A			\$15,600	
Importance Code B	\$179,900	\$111,300	\$137,100	\$158,300
Importance Code C				
Total	\$179,900	\$111,300	\$152,700	\$158,300



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.

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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
Exterior									
Exterior Walls									
Under Construction		100%							
Windows									
Aluminum		80%	Now	\$9,613,800	2057	* *	5	\$103,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%									
Location : Auditorium And Other Portions Of 1st Floor									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermal Inefficient									
Steel		20%	Now	\$2,996,300	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

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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	\$357,300	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	\$199,700	2035	**	5	\$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers And Toilets								
Marble Panels	5%	0-2	\$124,400	LIFE	**	5	\$23,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	Now	\$98,700	2037	**	5	\$23,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	15%	Now	\$479,100	LIFE	**	5	\$72,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Prevalent In Basement And Other Areas Throughout								
Vinyl Tile	12%	Now	\$140,200	2032	\$701,000	3	\$28,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement And Other Areas Throughout								
Vinyl Tile 9" X 9"	35%	Now	\$264,900	2027	\$2,648,800	3	\$81,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Wood	5%	Now	\$226,600	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	\$383,700	2035	**	5	\$21,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers And Toilets								
Granite Panels	5%	Now	\$186,000	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement And Throughout								
Marble Panels	5%	0-2	\$92,400	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	72%	Now	\$133,900	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	\$127,800	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	\$55,600	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	\$1,208,400	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	**	10		
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

\$5,700

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

\$15,100

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

\$517,400

1

Conduit

20%

2052

* *

1

Panelboards

Under Construction

100%

Wiring

Braided Cloth

20%

2031

\$199,300

1

Thermoplastic

80%

2052

* *

1

Motor Controllers

Locally Mounted

80%

2030

\$260,600

5

\$2,200

Locally Mounted

20%

2045

* *

5

\$500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$11,900

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	\$368,700	10	\$18,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	85%			2027	\$6,268,300	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	\$302,500	10	\$49,000	
	Exit, Battery	50%			2032	\$256,300	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	\$929,200	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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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	**	5	\$24,100	
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$355,600	2032	\$7,111,100	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	\$709,000	2042	**	1	\$45,200	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Sub-basement							
	Convactor/Radiator	80%			2030	\$1,799,500	1	\$104,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2027	\$87,600	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	\$358,400	
	Exhaust Fans								
	Interior	100%	Now	\$29,900	2027	\$1,494,800	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	\$156,700	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	\$40,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$61,500	LIFE	**	1		
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Sub-basement								
	Storm Drain Piping								
	Cast Iron	60%	Now	\$52,500	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	\$121,000	4	\$24,200	
	Fixtures								
	Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
Vertical Transport									
	Elevators								
	Gearred 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	\$52,500	2042	**	1-5	\$43,200	
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Sub-basement								
	Generic	70%			2042	**	1-5	\$143,300	

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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
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.*

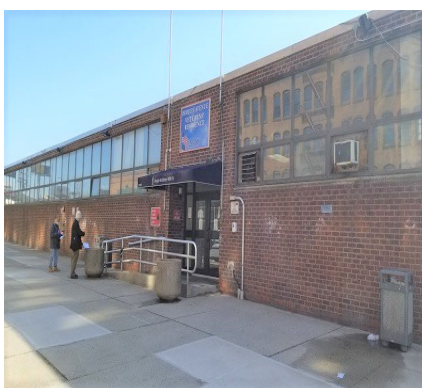
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,581,000	\$58,700
Interior Architecture	\$982,600	\$254,300
Electrical	\$135,000	\$1,242,900
Mechanical	\$293,700	\$3,266,200
Total	\$2,992,300	\$4,822,200
Importance Code A	\$1,581,000	\$58,700
Importance Code B	\$928,900	\$4,763,500
Importance Code C	\$482,400	
Total	\$2,992,300	\$4,822,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$42,900			
Interior Architecture	\$80,400	\$1,300	\$6,600	\$1,300
Electrical	\$33,200	\$5,600	\$5,900	\$7,300
Mechanical	\$59,900	\$16,600	\$28,000	\$14,300
Site Enclosure	\$41,400			
Site Pavements	\$11,800			
Total	\$269,400	\$23,500	\$40,400	\$22,800
Importance Code A	\$69,500	\$3,700	\$3,700	\$3,700
Importance Code B	\$133,200	\$19,800	\$30,100	\$19,100
Importance Code C	\$66,700		\$6,600	
Total	\$269,400	\$23,500	\$40,400	\$22,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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	\$106,800	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	\$586,700	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	\$42,900	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	\$34,900	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	\$123,100	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	\$729,600	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.
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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	\$289,800		
Ceramic Tile	10%	2-4	\$21,800	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	\$67,400	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	\$28,700	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	**	10	\$6,600		
Ceramic Tile	10%			2035	**	5	\$13,100		
Concrete Masonry Unit	75%	Now	\$482,400	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	\$29,000		
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$4,500	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	\$164,700	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Bunks									
Exposed Struc: Steel	61%			LIFE	**	10	\$123,300		
Fiber Board	15%			2032	\$109,400				
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
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	\$41,400	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	\$10,000	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+	\$1,800	2035		* *		
		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	\$23,000	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	\$135,000	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	\$7,400	5	\$200	
Molded Case Bkrs	20%			2031	\$14,900	5	\$400	
Molded Case Bkrs	70%			2048	* *	5	\$1,400	

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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	\$165,300	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,200	
Lighting									
Interior Lighting									
	Fluorescent	13%			2032	\$177,100	10	\$8,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-8 Lamps								
	Fluorescent	2%			2027	\$27,200	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	\$858,400	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	\$4,700	
	No Component	15%							
Terminal Devices									
	Air Handler	70%	0-2	\$152,800	2027	\$764,100	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	\$62,300	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	\$140,800	2027	\$1,408,500			
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Roof, The Condensing Unit For 2 Of 19 Split Units Have Multiple Mechanical And Or Electrical Deficiencies							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 19 Units Are On Extended Life Time. R-22 Refrigerant.							
Terminal Devices									
	Air Handler/Cool/Ht	85%			2027	\$740,000	1	\$39,400	
	No Component	15%							
Heat Rejection									
	Air Cooled Condenser Unit	85%			2027	\$133,000	2	\$44,400	
	No Component	15%							
Ventilation									

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** 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	\$66,200	
Exhaust Fans									
	Interior	20%			2027	\$55,200	2	\$500	
	Roof	80%	0-2	\$10,300	2032	\$103,100	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	\$2,900	2042	**	1		
Damaged, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room, Defective Domestic Hot Water Mixing Valve									
	Brass/Copper	90%			2042	**	1		
Water Heater									
	Gas Fired	70%			2030	\$33,100	2	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Kitchen									
Explanation : Two 250 Gallon For Kitchen									
	Gas Fired	8%	Now	\$2,300	2032	\$3,800	2	\$100	
Broken, Extent : Severe, Area Affected : 100%									
Location : 1 Unit In Boiler Room									
	Gas Fired	22%			2032	\$10,400	2	\$200	
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	\$11,800	4	\$2,400	
Sewage Ejector(s)									
	Electric	100%			2027	\$22,400	4	\$4,500	
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2042	**	1-2	\$21,000	
Chemical System									
	No Component	99%							
	Generic	1%			2030	\$300	1-3		
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.

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

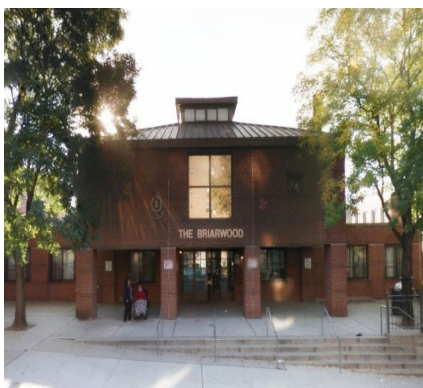
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : BRIARWOOD FAMILY RESIDENCE
Address : 80-20 134TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 69,163 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$56,300	\$710,000
Interior Architecture		\$1,230,000
Electrical		\$233,400
Mechanical	\$104,400	\$271,700
Total	\$160,700	\$2,445,100
Importance Code A	\$56,300	\$710,000
Importance Code B	\$104,400	\$1,455,800
Importance Code C		\$279,200
Total	\$160,700	\$2,445,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,400	\$900	\$9,600	
Interior Architecture	\$16,200			\$11,000
Electrical	\$4,700	\$17,500	\$6,800	\$4,700
Mechanical	\$20,100	\$7,400	\$13,500	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,400	\$29,700	\$33,900	\$27,000
Importance Code A	\$14,900	\$4,400	\$13,100	\$3,400
Importance Code B	\$41,500	\$25,200	\$20,800	\$23,500
Importance Code C				
Total	\$56,400	\$29,700	\$33,900	\$27,000



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
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	\$56,300	LIFE	**	5	\$84,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Horizontal Cracks, Extent : Light, Area Affected : 2%									
Location : Window Sills									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Below Gutter Leaks									
Windows									
	Aluminum	100%			2045	**	5	\$19,300	
Parapets									
	Metal Panel	10%			2049	**	5	\$1,700	
	Metal Rail	90%			2042	**	5-10	\$72,100	
Roof									
	Metal Panel	35%	2-4	\$5,600	2042	**			
Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%									
Location : Gutter Leaks									
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Rear Entrance									
	Modified Bitumen	65%			2029	\$625,600	10	\$41,700	
Blisters, Extent : Light, Area Affected : 2%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	50%			LIFE	**	5	\$9,100	
	Stucco Cement	50%	2-4	\$5,800	2042	**	5	\$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Entrance									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Rear Entrance									
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$11,300	
	Ceramic Tile	10%			2038	**	5	\$10,400	
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Vinyl Tile	85%			2029	\$826,700	3	\$44,000	
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2032	\$215,600	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	**	5	\$8,500	
	Gypsum Board	75%			LIFE	**	5	\$63,600	

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
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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

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

Ground

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	* *	10	\$3,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	95%			2037	* *	10	\$60,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$8,300	
	Exit, Service	50%			2034	* *	1		
	Exterior Lighting								
	HID	40%			2029	\$115,500	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Back Exterior Wall.							
		Explanation : Fixtures Are Mounted On The Building Walls.							
	HID	20%			2029	\$57,700	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Within Yard Area.							
		Explanation : HID Pole Mounted Fixtures Are Installed In The Yard Area.							
	No Component	40%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2044	* *	5	\$2,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Interior.							
		Explanation : CCTV System In Building Interior.							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	* *	1-3	\$42,600	

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

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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									
	Conversion Equipment								
	Hot Water Boiler	100%			2046	**	1	\$34,200	
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Basement Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$3,400	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$22,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	10%	Now	\$7,600	2029	\$152,800			
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Roof					
	Window/Wall Unit	70%			2024	\$104,400	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$19,300	
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2029	\$118,800	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2055	**	4	\$10,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : Hot Water Coils In Boiler					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2034	**	1	\$4,200	
	Fixtures								
	Generic	100%							
Vertical Transport									

*Note : 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
BRIARWOOD FAMILY RESIDENCE
Asset # : 3012

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$12,200
Mechanical		\$106,900
Total		\$119,100
Importance Code A		\$106,900
Importance Code B		\$12,200
Total		\$119,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$64,600		\$25,800	
Interior Architecture	\$55,200		\$2,500	\$2,100
Electrical	\$29,400	\$300	\$57,700	\$300
Mechanical	\$1,400	\$1,700	\$8,000	\$2,000
Total	\$150,600	\$2,000	\$94,000	\$4,400
Importance Code A	\$65,300	\$700	\$26,500	\$700
Importance Code B	\$83,100	\$1,400	\$67,500	\$3,800
Importance Code C	\$2,300			
Total	\$150,600	\$2,000	\$94,000	\$4,400



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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
Exterior									
Exterior Walls									
	Masonry: Brick	25%	Now	\$27,100	LIFE	**	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Areaways At North Facade							
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Areaways At North Facade							
	Stucco Cement	75%			2043	**	5	\$30,500	
Windows									
	Aluminum	100%	Now	\$13,500	2046	**	5	\$2,900	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : Directors Office							
Parapets									
	Metal Panel	10%			2060	**	5	\$1,500	
	Stucco Cement	90%			2050	**	5	\$9,200	
Roof									
	Modified Bitumen	95%			2035	**	10	\$20,400	
	Skylight, Metal/Glass	5%	Now	\$8,800	2050	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Skylight							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
	Ceramic Tile	5%	0-2	\$2,100	2039	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Quarry Tile	5%			2043	**	5	\$1,500	
	Vinyl Tile	85%	Now	\$46,800	2035	**	3	\$6,200	
		Adhesion Failure, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Uneven Substrate, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	Now	\$2,300	2039	**	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	70%			LIFE	**	5	\$12,500	
	Masonry: Fieldstone	20%			LIFE	**			

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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
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2035	**	5	\$4,900	
Gypsum Board	75%	Now	\$3,300	LIFE	**	5	\$18,400	

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

Location : Second Floor

Site Enclosure

Fence/Gates

Chain Link	100%			2050	**			
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Site Pavements

Public Sidewalk

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

Location : Throughout

On-Site Walkways

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

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

Location : Throughout

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 400 Amperes

Switchgear / Switchboard

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

Conduit	100%			2040	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

5%

2030

\$12,200

10

\$600

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

Fluorescent

90%

2035

* *

10

\$11,100

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

Incandescent

5%

2-4

\$12,200

2040

* *

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Obsolete Incandescent Fixtures.*

Egress Lighting

Emergency, Battery

50%

2030

\$10,000

10

\$1,600

Exit, Service

50%

2030

\$2,500

1

Exterior Lighting

HID

30%

Now

\$16,800

2040

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Building Exterior**Explanation : Fixtures Are Old And Do Not Operate.*

No Component

70%

Alarm

Security System

No Component

80%

Generic

20%

2030

\$9,000

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2025

\$46,000

1-3

\$2,500

*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%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$106,900

1

\$6,600

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit At 310,000 BTU / HR*

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%			2038	**	2	\$200	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	20%			2025	\$5,800	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,200	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2038	**	2	\$100	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$8,500	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units. One General Purpose 200 Gallon Storage And One 75 Gallon Storage For Kitchen.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	**	1-2	\$3,800	
	Chemical System								
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : BUSHWICK FAMILY RESIDENCE
Address : 1675 BROADWAY @ SCHAEFER ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$640,000	\$810,700
Interior Architecture	\$243,900	\$55,100
Electrical	\$153,500	\$807,300
Mechanical	\$56,600	\$272,400
Total	\$1,094,000	\$1,945,500
Importance Code A	\$640,000	\$810,700
Importance Code B	\$352,900	\$1,079,700
Importance Code C	\$101,100	\$55,100
Total	\$1,094,000	\$1,945,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$24,100		\$29,400	
Interior Architecture	\$57,100		\$11,000	\$3,500
Electrical	\$5,600	\$4,400	\$5,200	\$5,600
Mechanical	\$35,200	\$10,900	\$9,300	\$8,900
Site Enclosure	\$500			
Site Pavements	\$6,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,800	\$19,200	\$58,900	\$21,900
Importance Code A	\$27,300	\$3,200	\$32,600	\$3,200
Importance Code B	\$49,500	\$16,000	\$26,300	\$15,200
Importance Code C	\$56,000			\$3,500
Total	\$132,800	\$19,200	\$58,900	\$21,900



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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
BUSHWICK FAMILY RESIDENCE
Asset # : 53

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%			LIFE	* *	5	\$177,600	
Windows									
	Aluminum	75%	2-4	\$334,600	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	* *	5-10	\$15,200	
	Metal Panel	5%			2052	* *	5	\$900	
	Metal: Cage/Fence	45%	2-4	\$8,800	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	\$216,600	2032	\$721,900			
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	\$2,400	LIFE	* *	5	\$22,600	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Boiler Room In Basement									
	Ceramic Tile	5%	Now	\$5,500	2035	* *	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	* *	10	\$35,400	
	Ceramic Tile	5%			2041	* *	5	\$7,100	
	Concrete Masonry Unit	15%			LIFE	* *	5	\$17,000	
	Glass: Single Pane	5%			LIFE	* *	5	\$10,600	
	Gypsum Board	65%			LIFE	* *	5-10	\$156,200	
Ceilings									
	Exposed Struc: Concrete	75%			LIFE	* *	5-10	\$97,900	
	Gypsum Board	25%			LIFE	* *	5-10	\$89,700	

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
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+	\$500	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+	\$1,300	2035		**		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garden Walk Area							
	Cast in Place Concrete	75%			2045		**		
	Parking/Driveway								
	Asphalt	100%	4+	\$5,000	2035		**		
		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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$153,500	2072	**	5	\$1,000	
	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	\$65,000	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	\$742,300	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 : Light, 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	\$5,200	2040	**	4	\$3,200	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Hot Water Return Line							
	Hot Wtr Piping/Pump	1%	Now	\$1,000	2057	**	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Leak At Hot Water Pump Flange Evident							
Terminal Devices									
	Air Handler	20%	Now	\$56,600	2032	\$188,800	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	\$35,000	1		
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$22,900	
	No Component	60%							
Exhaust Fans									
	Interior	20%			2032	\$47,800	2	\$400	
		Abandoned in Place, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Roof	75%			2032	\$83,600	2	\$1,500	
	Roof	5%	Now	\$5,600	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	\$8,500	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	\$10,200	4	\$2,100	

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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	\$19,300	4	\$3,900	
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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$621,500	
Interior Architecture	\$50,400	\$125,900
Electrical		\$546,400
Mechanical	\$54,100	\$130,700
Site Pavements	\$67,400	
Total	\$793,400	\$802,900
Importance Code A	\$621,500	
Importance Code B	\$104,500	\$802,900
Importance Code C	\$67,400	
Total	\$793,400	\$802,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$42,000			
Interior Architecture	\$69,300	\$4,400	\$6,100	\$4,700
Electrical	\$27,300	\$5,600	\$7,900	\$6,200
Mechanical	\$110,300	\$11,300	\$17,300	\$14,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$252,800	\$25,300	\$35,200	\$29,100
Importance Code A	\$47,800	\$5,900	\$5,900	\$5,900
Importance Code B	\$152,900	\$19,400	\$29,300	\$20,700
Importance Code C	\$52,100			\$2,500
Total	\$252,800	\$25,300	\$35,200	\$29,100



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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	\$48,700	
Masonry: Brick	80%	2-4	\$129,900	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	**	5-10	\$8,200	
Metal Panel	20%	Now	\$5,100	2052	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Coping At Stair Bulkhead								
Roof								
Modified Bitumen	50%	Now	\$491,600	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	\$13,200	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	\$60,100	
Gypsum Board	20%			LIFE	**	5-10	\$34,100	

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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	\$4,000	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+	\$50,400	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	* *			
	Pavements								
	Public Sidewalk								
	Cast in Place Concrete	100%			2045	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Asphalt	100%	0-2	\$67,400	2035	* *			
		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	\$9,200	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	\$108,000	5	\$300	
Raceway									
	Conduit	100%			2032	\$56,800	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$3,700	5	\$100	
	Molded Case Bkrs	75%			2031	\$55,700	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	\$17,000	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	70%			2032	\$59,600	1		
	Thermoplastic	10%			2052	**	1		
Motor Controllers									
	Locally Mounted	80%			2030	\$51,400	5	\$300	
	Locally Mounted	20%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$18,200	
Generators									
	Diesel	100%			2035	**	1	\$22,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : One 80 Kilowatts									
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$2,200	
Fuel Storage									
	Main Tank	100%			2047	**	5	\$1,700	
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	\$53,700	10	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2032	\$107,400	10	\$5,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	5%			2032	\$53,700	10	\$2,700	
		Other Observation, Extent : Light, 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	\$12,900	1		
	Emergency, Battery	10%			2032	\$8,800	10	\$1,400	
	Exit, Service	50%			2027	\$10,900	1		
Exterior Lighting									
	HID	20%			2027	\$49,400	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	\$19,800	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	

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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	\$54,100	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	\$49,600	2042	**	2	\$300	
			Broken, Extent : Severe, Area Affected : 100%						
			Location : Rooftop						
	Split Unit	10%			2032	\$130,700			
	Window/Wall Unit	10%			2027	\$12,800	1		
	No Component	70%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$9,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,200	
	Exhaust Fans								
	Interior	20%			2037	**	2	\$400	
	Roof	80%			2037	**	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$26,900	2045	**	1		
			Corroded, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	HW Heat Exchanger								
	Steam Fired	100%			2042	**	4	\$5,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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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	\$2,300	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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$197,500	\$1,657,700
Interior Architecture	\$475,700	\$1,815,800
Electrical	\$224,600	\$2,384,800
Mechanical	\$233,000	
Site Pavements	\$69,400	
Total	\$1,200,200	\$5,858,300
Importance Code A	\$197,500	\$1,710,500
Importance Code B	\$877,600	\$4,147,800
Importance Code C	\$125,200	
Total	\$1,200,200	\$5,858,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,600		\$19,600	
Interior Architecture	\$136,700		\$5,000	\$19,900
Electrical	\$13,800	\$9,600	\$12,500	\$11,000
Mechanical	\$99,900	\$10,600	\$19,200	\$15,700
Site Pavements	\$9,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$299,000	\$24,200	\$60,200	\$50,500
Importance Code A	\$35,700		\$19,600	\$100
Importance Code B	\$205,700	\$24,200	\$40,600	\$50,400
Importance Code C	\$57,600			
Total	\$299,000	\$24,200	\$60,200	\$50,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
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	\$107,700		
Masonry: Brick	80%			LIFE	**	5	\$287,200		
Masonry: Limestone	4%			LIFE	**	5	\$10,800		
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	\$12,100	2032	\$120,700				
	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	\$1,267,100	10	\$72,400		
Soffits									
Fiberglass Panel	15%			2041	**	5			
Wood	85%			2037	**	5			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$68,600	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	\$85,200	2035	**	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	\$205,600	2032	\$1,028,200	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	\$60,500	2027	\$605,500	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	\$55,700	2035	* *	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	* *	5-10	\$31,100	
	Masonry: Brick	10%			LIFE	* *	10	\$5,500	
	Plaster	75%	Now	\$24,300	LIFE	* *	5	\$41,100	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Kitchen Area									
Ceilings									
	AcousTileSusp.Lay-In	5%			2030	\$88,900	5	\$9,900	
	Exposed Struc: Concrete	20%			LIFE	* *	5-10	\$49,700	
	Plaster	75%	Now	\$43,300	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+	\$1,400	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Sidewalk									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$7,800	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	\$69,400	2035	* *			
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

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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	\$52,800	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	\$17,100	1		
	Raceway								
	Conduit	100%			2032	\$45,300	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$40,900	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	\$134,300	1		
	Conduit	20%			2042	* *	1		
	Panelboards								
	Molded Case Bkrs	50%			2031	\$66,100	5	\$1,400	
	Molded Case Bkrs	50%			2040	* *	5	\$1,400	
	Wiring								
	Braided Cloth	60%	2-4	\$158,700	2057	* *	1		
				Insulation Aged, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Thermoplastic	40%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$227,300	5	\$700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$31,600	

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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	* *	1	\$39,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$3,800	
	Fuel Storage								
	Main Tank	100%			2047	* *	5	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 275 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2027	\$1,304,600	10	\$65,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2032	\$93,200	10	\$4,700	
		Other Observation, Extent : Light, 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	\$11,200	1		
	Exit, Service	50%			2032	\$18,900	1		
	Exterior Lighting								
	HID	20%			2027	\$85,600	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$34,300	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera System							
	Generic	10%			2032	\$34,300	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Tenant Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$352,200

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

* *

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$8,300

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

\$22,100

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$90,600

Exhaust Fans

Interior

90%

2037

* *

2

\$2,800

Roof

10%

2037

* *

2

\$300

Plumbing

H/C Water Piping

Galvanized Steel

100%

0-2

\$233,000

2037

* *

1

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

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

Asset # : 1960

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
HW Heat Exchanger	Steam Fired	100%			2042	* *	4	\$10,100	
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%	0-2	\$44,300	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Basement									
Explanation : Severe Flooding At Basement During Heavy Rain									
Sump Pump(s)	Submersible	100%			2023	\$3,600	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	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$683,400	\$505,200
Interior Architecture	\$214,800	\$108,900
Electrical		\$1,387,300
Mechanical		\$172,100
Site Pavements	\$272,500	
Total	\$1,170,600	\$2,173,600
Importance Code A	\$683,400	\$505,200
Importance Code B	\$214,800	\$1,668,400
Importance Code C	\$272,500	
Total	\$1,170,600	\$2,173,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,600			
Interior Architecture	\$89,000		\$2,600	
Electrical	\$46,700	\$5,200	\$6,400	\$6,000
Mechanical	\$23,800	\$11,200	\$34,000	\$7,200
Site Pavements	\$13,100			
Total	\$214,200	\$16,400	\$43,000	\$13,200
Importance Code A	\$44,400	\$2,700	\$2,700	\$2,700
Importance Code B	\$103,700	\$13,700	\$40,200	\$10,400
Importance Code C	\$66,100			
Total	\$214,200	\$16,400	\$43,000	\$13,200



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

Asset # : 1959

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	81%	Now	\$245,900	LIFE	* *	5	\$36,900	
		Horizontal Cracks, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : At Doors							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : Expansion Joint At Exit To Parking Area							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	2%	2-4	\$400	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	\$79,200	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+	\$29,500	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	\$252,600	2032	\$505,200			
		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	\$105,700	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							

Note : 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
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	\$6,200	2037	**	5	\$2,700	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : Kitchen Entrance								
Interior									
	Floors								
	Cast in Place Concrete	60%			LIFE	**	5	\$217,900	
	Ceramic Tile	15%	4+	\$26,700	2035	**	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	\$25,200	2035	**	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	\$39,700	
	Glass: Single Pane	1%			LIFE	**	5	\$1,200	
	Gypsum Board	19%	Now	\$3,600	LIFE	**	5	\$9,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	15%			LIFE	**	10	\$3,700	
	Ceilings								
	AcousTileSusp.Lay-In	10%			2037	**	5	\$8,300	
	Exposed Struc: Wood	85%			LIFE	**	10	\$105,800	
	Gypsum Board	5%	Now	\$9,300	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	**			

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

Site Pavements

Parking/Driveway

Asphalt

85% Now \$272,500 2035 * *

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 \$13,100 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 \$9,200 5 \$200

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

Location : Electrical Room

Explanation : One 1,500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$108,000 5 \$200

Raceway

Conduit

100% 2032 \$56,800 1

Panelboards

Fused Disc Sw

5% 2031 \$3,700 5 \$100

Molded Case Bkrs

65% 2031 \$48,300 5 \$900

Molded Case Bkrs

30% 2040 * * 5 \$400

Wiring

Thermoplastic

90% 2032 \$76,600 1

Thermoplastic

10% 2052 * * 1

Motor Controllers

Locally Mounted

100% 2030 \$64,300 5 \$400

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,600

Stand-by Power

Transfer Switches

Automatic

100% 2030 \$12,400 1 \$17,100

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

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

DEPT. OF HOMELESS SERVICES - 071
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	\$97,500	1	\$21,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : One 100 Kilowatts						
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$2,100	
	Fuel Storage								
	Main Tank	100%			2035	* *	5	\$1,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Outside						
			Explanation : One 275 Gallon Capacity						
Lighting									
	Interior Lighting								
	Fluorescent	74%			2027	\$745,500	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	\$10,600	1		
	Exit, Service	50%			2032	\$10,200	1		
	Exterior Lighting								
	HID	20%			2027	\$46,300	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$18,500	1	\$2,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Inside And Outside						
			Explanation : CCTV Surveillance Camera						
	Generic	10%			2027	\$18,500	1	\$2,100	
			Other Observation, Extent : Light, 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	\$190,400	1-3	\$10,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detector, 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.

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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	\$3,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Hot Wtr Piping/Pump	25%			2040	**	4	\$1,000	
	Terminal Devices								
	Air Handler	10%			2032	\$80,700	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%			2025	\$23,900	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,000	
	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	\$91,400	4	\$8,200	
	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	

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
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
Fire Suppression	Chemical System								
	Dry	10%			2027	\$2,900	1-3	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Kitchen Hood							
	No Component	90%							

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$784,200	\$122,800
Interior Architecture	\$217,400	\$778,000
Mechanical	\$186,900	\$217,300
Total	\$1,188,500	\$1,118,200
Importance Code A	\$784,200	\$122,800
Importance Code B	\$345,600	\$995,300
Importance Code C	\$58,700	
Total	\$1,188,500	\$1,118,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$4,800		\$14,400	\$9,000
Interior Architecture		\$13,100		\$1,400
Electrical	\$9,700	\$5,700	\$8,400	\$5,700
Mechanical	\$29,700	\$9,800	\$38,200	\$12,400
Site Enclosure	\$400			
Site Pavements	\$16,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$68,700	\$36,500	\$69,000	\$36,300
Importance Code A	\$8,400	\$3,600	\$18,200	\$12,600
Importance Code B	\$59,900	\$32,900	\$50,700	\$23,700
Importance Code C	\$400			
Total	\$68,700	\$36,500	\$69,000	\$36,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$122,800	
	Window Wall	5%			2050	**	5	\$24,200	
Windows									
	Aluminum	95%			2046	**	5	\$17,900	
	Glass Block	5%			LIFE	**	5	\$600	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5	\$12,200	
	Masonry: Brick	50%			LIFE	**	5	\$12,000	
	Metal Panel	5%			2050	**	5	\$4,600	
Roof									
	Modified Bitumen	100%	Now	\$784,200	2040	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms On Fourth Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Soffits									
	Metal, Corrugated	100%	Now	\$4,800	2060	**	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 35%								
	Location : Main Entrance								
	Staining/Discoloring, Extent : Light, Area Affected : 50%								
	Location : Main Entrance								
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$24,200	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Pump Room In Basement								
	Ceramic Tile	5%			2039	**	5	\$5,500	
	Vinyl Tile	75%			2030	\$778,000	3	\$31,100	
	Vinyl Tile	10%	4+	\$103,700	2040	**	3	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Multipurpose Room And Kitchen								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Multipurpose Room And Kitchen								
Interior Walls									
	Concrete Masonry Unit	25%	Now	\$58,700	LIFE	**	5	\$9,600	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Side, 4th Floor Apartments								
	Glass: Single Pane	10%			LIFE	**	5	\$7,200	
	Gypsum Board	65%			LIFE	**	5	\$37,300	

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

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

Architecture		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: Concrete	70%	Now	\$55,000	LIFE	* *	5	\$12,100		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Various Rooms On Fourth Floor								
Gypsum Board	30%			LIFE	* *	5	\$41,400		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2040	* *				
Free Standing Walls									
Cast in Place Concrete	100%	0-2	\$400	2050	* *				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : North Patio								
Retaining Walls									
Cast in Place Concrete	100%			2065	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$300	2043	* *				
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : West Side At Tree Pits								
On-Site Walkways									
Cast in Place Concrete	100%			2043	* *				
Parking/Driveway									
Asphalt	100%			2033	* *				
Activity Yard									
Cast in Place Concrete	100%	Now	\$16,000	2035	* *				
	Sinking/Subsiding, Extent : Severe, Area Affected : 20%								
	Location : North Patio								
	Other Observation, Extent : Severe, Area Affected : 40%								
	Location : North Patio								
	Explanation : Has Been Closed Off Due To Hazard								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2038	**	5	\$200	
	Molded Case Bkrs	90%			2038	**	5	\$1,700	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	100%			2035	**	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2035	**	1	\$22,700	
Generators									
	Diesel	100%			2033	**	1	\$28,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 125 Kilowatts									
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$2,700	
Fuel Storage									
	Main Tank	100%			2045	**	5	\$2,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : One 175 Gallons									
Lighting									
Interior Lighting									
	LED	100%			2035	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : LED System Installed In 2015.									
Egress Lighting									
	Emergency, Service	60%			2030	\$24,100	1		
	Exit, Service	40%			2035	**	1		
Exterior Lighting									
	LED	50%			2035	**			
	No Component	50%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2045	**	5	\$2,200	
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2040	**	1	\$5,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : New System Installed In 2019									

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

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

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

Alarm

Fire/Smoke Detection

No Component 50%

Under Construction 50%

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

Heating

Energy Source

Natural Gas 100% 2050 * * 1

Conversion Equipment

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

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

Distribution

Hot Wtr Piping/Pump 100% 2038 * * 4 \$3,600

Terminal Devices

Air Handler 10% 2025 \$107,400 1 \$4,600

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

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

Air Conditioning

Energy Source

Electricity 100% 2046 * * 1

Conversion Equipment

Split Unit 10% 2030 \$163,000

Window/Wall Unit 50% 2025 \$79,600 1

No Component 40%

Ventilation

Distribution

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

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

Exhaust Fans

Interior 20% 2030 \$54,300 2 \$500

Roof 80% Now \$10,100 2035 * * 2 \$1,400

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

Plumbing

H/C Water Piping

Galvanized Steel 100% 2035 * * 1

HW Heat Exchanger

Not Accessible 100%

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$11,200	LIFE	* *	1		
		Broken, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Sanitary Pipe							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$11,600	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2025	\$22,000	4	\$2,900	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$4,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To The 4th Floor							
		Explanation : Two Units.							
Fire Suppression									
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$20,700	
	Chemical System								
	Generic	100%			2028	\$28,900	1-3	\$3,700	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$319,700	
Interior Architecture	\$167,200	
Electrical	\$104,100	\$119,600
Total	\$591,000	\$119,600
Importance Code A	\$319,700	
Importance Code B	\$271,300	\$119,600
Total	\$591,000	\$119,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,600			\$15,800
Interior Architecture	\$85,300		\$1,100	\$3,400
Electrical	\$1,100	\$1,500	\$1,100	\$5,600
Mechanical	\$11,100	\$3,900	\$6,200	\$8,400
Site Enclosure	\$300			
Total	\$111,400	\$5,400	\$8,400	\$33,200
Importance Code A	\$16,400	\$2,800	\$2,800	\$18,700
Importance Code B	\$74,300	\$2,600	\$4,500	\$14,400
Importance Code C	\$20,700		\$1,100	
Total	\$111,400	\$5,400	\$8,400	\$33,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$67,500	LIFE	**	5	\$20,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$13,600	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	50%	0-2	\$72,000	2036	**	5	\$28,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$52,700	2047	**	5	\$5,700	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$127,500	LIFE	**	5	\$6,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : East Side, Interior Face							
	Explanation : Stucco On Brick							
Metal Panel	10%			2051	**	5	\$2,900	
Roof								
Modified Bitumen	95%			2036	**	10	\$14,400	
Skylight, Metal/Glass	5%			2051	**	10	\$2,500	
Soffits								
Stucco Cement	100%			2036	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,000	
Ceramic Tile	10%	Now	\$8,900	2034	**	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	5%	Now	\$6,800	2036	**	5	\$2,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Marble Panels	10%	Now	\$66,200	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Stair Treads							
Vinyl Tile	65%	Now	\$101,000	2036	**	3	\$10,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
	Gypsum Board	65%			LIFE	* *	5	\$17,500	
	Masonry: Fieldstone	10%	Now	\$16,700	LIFE	* *			
Other Observation, Extent : Light, Area Affected : 15%									
Location : Throughout Basement									
Explanation : Open Joints									
	Marble Panels	2%	Now	\$4,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	13%			LIFE	* *	5	\$1,800	
Ceilings									
	Gypsum Board	80%	Now	\$37,000	LIFE	* *	5	\$41,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Plaster	20%	Now	\$12,000	LIFE	* *	5	\$5,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	* *			
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$300	2051	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2041	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
<hr/>									
	Raceway								
	Conduit	100%			2041	* *	1		

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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								
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$800	
Wiring								
Thermoplastic	100%			2041	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Incandescent	20%			2026	\$104,100	2	\$100	
LED	80%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$3,500	
Exit, Battery	50%			2036	**	10	\$1,000	
Exterior Lighting								
HID	100%			2031	\$119,600	10	\$100	
Alarm								
Security System								
Generic	100%			2039	**	1	\$10,700	
Other Observation, Extent : Light, 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%			2041	**	5	\$8,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 3,500 Gallon Oil Tank								
Conversion Equipment								
Steam Boiler	100%			2051	**	1	\$28,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Steam Boiler								
Distribution								
Central Plant Steam	100%			2041	**	4	\$1,400	
Piping/Pmp								
Terminal Devices								
Convactor/Radiator	100%	Now	\$7,900	2036	**	1	\$8,300	
Broken, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Air Conditioning								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$6,200	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	100%			2031	\$49,200	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2041	* *	1		
	Galvanized Steel	90%			2036	* *	1		
	Booster Pump w/Tank, Extent : Light, Area Affected : 100%								
	Location : Basement								
	HW Heat Exchanger								
	Steam Fired	100%			2057	* *	4	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Coils Located In Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$1,800	
Fixtures									
	Generic	100%							

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$73,200
Interior Architecture	\$146,300	
Electrical		\$953,000
Mechanical	\$186,000	\$300,300
Total	\$332,300	\$1,326,600
Importance Code A		\$73,200
Importance Code B	\$332,300	\$1,253,300
Total	\$332,300	\$1,326,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$114,200		\$1,000	
Interior Architecture	\$106,000		\$11,000	
Electrical	\$8,800	\$6,200	\$8,800	\$6,600
Mechanical	\$83,600	\$15,400	\$14,900	\$10,800
Site Pavements	\$31,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$355,900	\$33,400	\$47,500	\$29,300
Importance Code A	\$158,600	\$3,300	\$4,300	\$3,300
Importance Code B	\$145,500	\$30,200	\$43,200	\$26,000
Importance Code C	\$51,800			
Total	\$355,900	\$33,400	\$47,500	\$29,300



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	4+	\$48,800	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	\$15,600	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	* *	5-10	\$10,700	
	Masonry: Brick	49%	0-2	\$27,700	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	\$13,200	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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$43,400	
	Sheet Vinyl/Rubber	1%	Now	\$32,500	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	\$15,700	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	**	10	\$1,000	
	Glass: Single Pane	12%			LIFE	**	5	\$15,400	
	Gypsum Board	70%	Now	\$27,400	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	\$80,500	
	Gypsum Board	35%			LIFE	**	5-10	\$119,200	
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	\$20,900	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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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	\$4,600	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	\$6,000	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	\$2,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$20,500	
	Generators								
	Diesel	100%			2035	* *	1	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room First Floor							
		Explanation : One 250 Kilowatts							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2025	\$1,700	5	\$2,500	
	Fuel Storage								
	Main Tank	100%			2047	* *	5	\$2,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator First Floor								
	Explanation : One 175 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$483,100	10	\$24,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Fluorescent	20%			2032	\$241,600	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	\$21,700	1		
	Exit, Service	40%			2032	\$9,800	1		
	Exterior Lighting								
	HID	15%			2032	\$41,600	10		
	LED	5%			2037	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2047	* *	5	\$2,000	
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2032	\$22,200	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Camera System								
	Generic	10%			2032	\$22,200	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	\$228,300	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								

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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	\$32,400	1	\$6,600	
	Hot Water Boiler	40%			2045	**	1	\$13,200	
	Hot Water Boiler	40%	Now	\$42,400	2045	**	1	\$11,800	
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room. One Boiler Inoperable								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$4,900	
	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	\$111,500	2	\$800	
	Window/Wall Unit	60%			2027	\$86,000	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,700	
	Exhaust Fans								
	Interior	10%			2032	\$24,500	2	\$200	
	Roof	90%	0-2	\$10,300	2032	\$102,800	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	\$60,000	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	\$125,900	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%							

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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	\$5,200	4	\$1,100	
	Submersible	50%	Now	\$1,200	2027	\$1,200	4	\$700	
	Broken, Extent : Moderate, Area Affected : 50%								
	Location : Basement. Two Sump Pumps Not Working								
	Sewage Ejector(s)								
	Electric	100%			2032	\$19,800	4	\$4,000	
	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	* *	1	\$12,400	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : EAST 3RD STREET SHELTER
Address : 282 EAST 3RD STREET @AVENUE C
Borough : MANHATTAN **Agency's Number** : SM03
Program / Asset # : DHS0069.000 / 4441 **Yr Built/Renovated** : 1937 / 2006
Area Sq Ft : 28,867 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$130,200	
Interior Architecture	\$157,200	\$340,100
Electrical		\$979,100
Mechanical	\$90,700	\$746,000
Total	\$378,100	\$2,065,100
Importance Code A	\$130,200	
Importance Code B	\$247,900	\$2,065,100
Total	\$378,100	\$2,065,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,200			
Interior Architecture	\$28,800			\$4,500
Electrical	\$6,700	\$4,700	\$3,900	\$4,500
Mechanical	\$28,300	\$28,900	\$13,400	\$3,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$104,800	\$39,600	\$23,200	\$18,700
Importance Code A	\$36,600	\$1,500	\$1,400	\$1,400
Importance Code B	\$44,000	\$38,100	\$21,800	\$17,300
Importance Code C	\$24,200			
Total	\$104,800	\$39,600	\$23,200	\$18,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
EAST 3RD STREET SHELTER
Asset # : 4441

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$44,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : East Facade							
	Explanation : Stucco On Brick							
Pre-Cast Concrete	3%			LIFE	**	5	\$4,400	
Windows								
Aluminum	100%	4+	\$130,200	2045	**	5	\$7,000	
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	4+	\$14,100	LIFE	**	5	\$4,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : All Roofs							
Pre-Cast Concrete	10%	4+	\$3,900	LIFE	**	5	\$3,100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Open Joints, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Roof								
Modified Bitumen	80%	4+	\$15,500	2034	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : High Roof							
Panel/Paver: Cer/Brk	20%	4+	\$1,600	2039	**			
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Lower Roof							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	5%	4+	\$4,600	2038	**	5	\$1,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Toilet Rooms							
Quarry Tile	5%			2042	**	5	\$3,200	
Vinyl Tile	85%	4+	\$68,000	2029	\$340,100	3	\$13,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : Corridors And Some Offices							

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

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

Interior

Interior Walls

Ceramic Tile	5%			2038	**	5		\$3,400	
Concrete Masonry Unit	10%			LIFE	**	5		\$2,800	
Gypsum Board	65%	4+		\$10,300	LIFE	**	5	\$26,900	

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

Location : Corridors

Plaster	20%	4+		\$12,200	LIFE	**	5	\$4,100	
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Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%

Location : Corridors

Ceilings

AcousTileSusp.Lay-In	90%			2042	**	5		\$38,300	
Exposed Struc: Concrete	7%			LIFE	**	5		\$500	
Exposed Struc: Steel	3%	Now		\$89,200	LIFE	**			

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

Location : Electrical Room Basement

Explanation : Corroded Corrugated Metal Underside Of Slab

Site Pavements

Public Sidewalk

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

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

Location : Rear Of Building

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes

Switchgear / Switchboard

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

Raceway

Conduit	100%			2039	**	1			
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Panelboards

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

Wiring

Thermoplastic	100%			2039	**	1			
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Motor Controllers

Locally Mounted	100%			2027		\$62,000	5	\$200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	**	1	\$8,900	
	Generators								
	Diesel	100%			2032	\$62,300	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%			2023	\$1,700	5	\$1,100	
	Fuel Storage								
	Main Tank	100%			2044	**	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	98%			2029	\$513,900	10	\$25,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	2%			2029	\$10,500	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Storage Room								
	Egress Lighting								
	Emergency, Service	50%			2029	\$7,800	1		
	Exit, Service	50%			2029	\$5,300	1		
	Exterior Lighting								
	Fluorescent	20%			2029	\$20,400	10	\$500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Front Of The Building								
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$29,000	1	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways, Roof And Front Of The Building								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$330,400	1-3	\$18,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$14,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2028	\$46,600	4	\$2,100	
	Terminal Devices								
	Air Handler	40%			2029	\$168,000	1	\$7,100	
	Convactor/Radiator	50%			2027	\$80,000	1	\$4,700	
	Fan Coil Unit/Heat	10%			2029	\$44,700	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%			2027	\$444,800	2	\$1,200	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 7 Units, Each Floor Has Separate Package Unit								
	Window/Wall Unit	10%			2024	\$6,200	1		
	No Component	20%							
	Heat Rejection								
	Water Cooling Tower	100%	0-2	\$18,100	2023	\$90,700	2	\$23,200	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Roof								
	Leak Evident, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,100	
	Exhaust Fans								
	Interior	50%			2029	\$53,100	2	\$400	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2039	* *	1		
	Galvanized Steel	30%			2027	\$39,300	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%	0-2	\$5,500	2024	\$18,200	2	\$300	
				Corroded, Extent : Moderate, Area Affected : 50%					
				Location : Storage Tank, Boiler Room					
				Leak Evident, Extent : Moderate, Area Affected : 20%					
				Location : Storage Tank, Boiler Room					
				On Extended Life, Extent : Moderate, Area Affected : 50%					
				Location : Storage Tank, Boiler Room					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$8,600	4	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 6th Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$8,100	
	Fire Pump								
	Generic	100%			2032	\$19,200	1	\$5,400	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$148,400	\$990,700
Interior Architecture	\$153,000	\$104,400
Electrical		\$1,389,700
Mechanical		\$880,800
Total	\$301,500	\$3,365,700
Importance Code A	\$148,400	\$1,428,700
Importance Code B	\$153,000	\$1,937,000
Total	\$301,500	\$3,365,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,700		\$9,600	
Interior Architecture	\$121,800		\$13,600	\$1,400
Electrical	\$11,600	\$8,300	\$10,800	\$9,500
Mechanical	\$32,500	\$10,900	\$11,000	\$7,500
Site Pavements	\$49,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$270,100	\$27,100	\$52,900	\$26,300
Importance Code A	\$52,400	\$3,000	\$12,700	\$3,000
Importance Code B	\$116,500	\$24,100	\$40,200	\$21,900
Importance Code C	\$101,300			\$1,400
Total	\$270,100	\$27,100	\$52,900	\$26,300



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
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	\$133,200		
Metal Panel	5%	Now	\$1,800	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	\$14,200	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	**	5-10	\$10,900		
Masonry: Brick	45%			LIFE	**	5-10	\$13,600		
Metal Panel	10%	Now	\$3,800	2052	**	5	\$900		
Seams Open/Split, Extent : Moderate, Area Affected : 25%									
Location : Parapet Coping									
Roof									
IRMA/Protected Membrane	15%	Now	\$5,300	2032		\$106,000			
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+	\$81,800	2032		\$818,100			
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	\$2,700		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
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	\$67,900		
Ceramic Tile	5%	Now	\$2,200	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	\$2,600	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	\$67,900		
Glass: Single Pane	10%			LIFE	**	5	\$21,200		
Gypsum Board	25%	Now	\$8,100	LIFE	**	5	\$21,200		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments And Superintendents Apartment									
Ceilings									
Exposed Struc: Concrete	20%			LIFE	**	5-10	\$26,100		
Gypsum Board	13%	Now	\$7,600	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	**	5-10	\$240,500		
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	\$3,600	2049	**				
Tripping Hazard, Extent : Light, Area Affected : 5%									
Location : Front Entry Of Building									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$5,000	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									

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$41,000 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 \$1,800

Stand-by Power

Transfer Switches

Automatic

100% 2037 * * 1 \$18,800

Generators

Diesel

100% 2035 * * 1 \$23,600

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

Location : Roof

Explanation : Emergency Generator Rated At 100 Kilowatts

Batteries

Lead/Acid

100% 2025 \$1,700 5 \$2,300

Fuel Storage

Not Accessible

100%

Lighting

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

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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 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	\$221,600	10	\$11,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement							
	Explanation : T-12 Lamps							
Fluorescent	30%			2032	\$332,400	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	\$16,600	1		
Exit, Service	50%			2032	\$11,200	1		
Exterior Lighting								
HID	30%			2027	\$76,400	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	\$61,200	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	\$698,100	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+	\$700	2052	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Roof							

*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
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	\$3,000	2027	\$14,900	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	\$438,000	1	\$27,100	
				Boiler Used For Hot Water, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%			2040	**	4	\$4,500	
Terminal Devices									
	Convactor/Radiator	100%			2030	\$338,000	1	\$19,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%			2032	\$10,200	2	\$100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : For Elevator Machinery Room					
	Split Unit	3%			2027	\$40,400			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Office Area					
	Window/Wall Unit	15%			2027	\$19,700	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	
Exhaust Fans									
	Roof	30%	0-2	\$3,100	2032	\$31,400	2	\$400	
				Noisy/Vibrating, Extent : Moderate, Area Affected : 30%					
				Location : Roof					
	Roof	70%			2032	\$73,400	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	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
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	\$9,600	4	\$1,900	
	Sewage Ejector(s)								
	Electric	100%			2032	\$18,200	4	\$3,600	
	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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : FANNY BARNES
Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE
Borough : BROOKLYN **Agency's Number** : FK27
Program / Asset # : DHS0083.000 / 4455 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 42,500 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$442,500	\$54,900
Interior Architecture	\$151,400	\$177,700
Electrical	\$872,800	\$142,100
Mechanical		\$557,200
Total	\$1,466,600	\$931,800
Importance Code A	\$442,500	\$337,700
Importance Code B	\$969,500	\$594,100
Importance Code C	\$54,700	
Total	\$1,466,600	\$931,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,800		\$28,900	
Interior Architecture	\$128,100			\$1,700
Electrical	\$2,200	\$4,000	\$7,600	\$4,800
Mechanical	\$27,700	\$4,600	\$53,000	\$6,300
Total	\$171,800	\$8,600	\$89,500	\$12,700
Importance Code A	\$15,500	\$1,800	\$30,700	\$1,800
Importance Code B	\$73,200	\$6,800	\$58,800	\$11,000
Importance Code C	\$83,100			
Total	\$171,800	\$8,600	\$89,500	\$12,700



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

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	\$102,700	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	\$281,000	2035	**	5	\$54,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 15%									
Location : Inner Courtyard And East Elevation									
Explanation : Graffiti									
Windows									
	Aluminum	100%			2038	**	5	\$18,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$4,600	LIFE	**	5	\$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
	Masonry: Brick	40%	Now	\$16,800	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	\$42,000	LIFE	**	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Inside Face Of Parapet									
Explanation : Cement Stucco On Brick									
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof									
	Modified Bitumen	98%			2035	**	10	\$28,900	
	Skylight, Metal/Glass	2%			2040	**	10	\$2,000	
Soffits									
	Stucco Cement	100%			2035	**	5		

Interior

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

FANNY BARNES

Asset # : 4455

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$1,500	LIFE	**	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$2,800	2039	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Various Bathrooms							
	Quarry Tile	15%			2043	**	5	\$11,900	
	Vinyl Tile	25%	Now	\$6,200	2030	\$124,600	3	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Conference Room Areas							
	Wood	50%	Now	\$96,700	2045	**	5	\$24,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	20%	Now	\$54,700	2039	**	5	\$9,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Glass: Single Pane	3%			LIFE	**	5	\$2,000	
	Gypsum Board	50%	Now	\$20,500	LIFE	**	5	\$26,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	7%	Now	\$46,600	LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Electrical And Boiler Rooms							
		Explanation : Water Penetration							
	Plaster	20%	Now	\$15,900	LIFE	**	5	\$5,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$4,700	2043	**	5	\$5,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	80%	Now	\$23,700	LIFE	**	5	\$53,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2050	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2050	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2035

* *

Activity Yard

Cast in Place Concrete

20%

2043

* *

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

Rubber Matting

80%

2030

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2040

* *

5

\$200

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

Switchgear / Switchboard

Fused Disc Sw

100%

2040

* *

5

\$200

Raceway

Conduit

100%

2040

* *

1

Panelboards

Molded Case Bkrs

100%

2038

* *

5

\$1,100

Wiring

Thermoplastic

100%

2040

* *

1

Motor Controllers

Locally Mounted

100%

2035

* *

5

\$300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$600

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

Lighting

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

FANNY BARNES

Asset # : 4455

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

Lighting

Interior Lighting

Fluorescent

10%

2025

\$64,400

10

\$3,300

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

Incandescent

50%

2025

\$322,000

2

\$400

LED

40%

2038

* *

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

Egress Lighting

Emergency, Battery

50%

2030

\$26,400

10

\$4,300

Exit, Battery

50%

2030

\$22,400

10

\$1,200

Exterior Lighting

LED

100%

2038

* *

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

Alarm

Security System

Generic

50%

2030

\$71,000

1

\$7,900

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

Generic

50%

2030

\$71,000

1

\$7,900

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

Fire/Smoke Detection

Generic, Digital

100%

Now

\$486,400

2040

* *

1-3

\$23,800

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

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2028	\$282,800	1	\$17,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units, Multi Temp							
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	**	4	\$1,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 20%							
		Location : House Pump In Basement.							
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$11,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2028	\$274,400	2	\$400	
	Window/Wall Unit	15%			2025	\$11,500	1		
	No Component	65%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2030	\$5,200	2	\$4,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$9,900	
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2035	**	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	Water Heater								
	Gas Fired	100%	0-2	\$1,100	2023	\$22,400	2	\$400	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Faulty Pilot In Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit Multi Temp							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 2%							
		Location : Occasional Back Ups At House Trap In Basement.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2025	\$6,700	4	\$900	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2030	\$12,700	4	\$1,700	
	Backflow Preventer								
	Generic	6%	4+	\$600	2030	\$600	1	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Corrosion At Piping							
	Generic	94%			2030	\$8,800	1	\$2,000	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2050	* *	1-2	\$1,000	
	Chemical System								
	Generic	98%			2025	\$28,300	1-3	\$3,600	
	Generic	2%			2025	\$600	1-3	\$100	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$221,800	\$87,000
Interior Architecture	\$116,700	\$168,100
Electrical		\$836,500
Mechanical		\$310,400
Total	\$338,400	\$1,402,000
Importance Code A	\$221,800	\$87,000
Importance Code B		\$1,251,400
Importance Code C	\$116,700	\$63,600
Total	\$338,400	\$1,402,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$39,100		\$35,300	
Interior Architecture	\$110,900		\$12,300	\$8,700
Electrical	\$6,900	\$4,600	\$5,500	\$5,900
Mechanical	\$35,000	\$11,300	\$14,100	\$8,900
Site Pavements	\$30,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$225,800	\$19,900	\$71,100	\$27,500
Importance Code A	\$42,500	\$3,400	\$38,700	\$3,400
Importance Code B	\$151,800	\$16,500	\$32,400	\$20,500
Importance Code C	\$31,500			\$3,500
Total	\$225,800	\$19,900	\$71,100	\$27,500



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
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	\$27,800		
Masonry: Brick	98%			LIFE	**	5	\$174,100		
Windows									
Aluminum	100%			2048	**	5	\$19,300		
Parapets									
Metal Panel	20%			2052	**	5	\$3,400		
Metal: Cage/Fence	80%	4+	\$15,600	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	\$134,700	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	\$67,900		
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	\$11,300		
Glass: Single Pane	5%			LIFE	**	5	\$10,600		
Gypsum Board	75%			LIFE	**	5-10	\$180,300		
Masonry: Brick	5%			LIFE	**	10	\$2,100		
Ceilings									
AcousTileSusp.Lay-In	5%			2045	**	5	\$5,200		
Exposed Struc: Concrete	15%			LIFE	**	5-10	\$19,600		
Gypsum Board	80%	Now	\$46,700	LIFE	**	5	\$104,400		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Library, Security Office, Child Care Room B									
Site Enclosure									

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

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								
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	\$14,500	2037		**		
	Tripping Hazard, Extent : Moderate, Area Affected : 5%							
	Location : By Playground							
Pavers/Stone	5%			2041		**		
Parking/Driveway								
Asphalt	100%	4+	\$4,000	2035		**		
	Potholes, Extent : Light, Area Affected : 10%							
	Location : Parking Lot Area							
Activity Yard								
Asphalt	35%	Now	\$6,900	2035		**		
	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	\$4,600	2037		**		
	Tripping Hazard, Extent : Moderate, Area Affected : 20%							
	Location : Picnic Area							
Rubber Matting	30%			2032	\$25,700			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042		**	\$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		**	\$300	
Raceway								
Conduit	100%			2042		**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$2,000	
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	\$51,100	10	\$8,300	
	Exit, Service	50%			2032	\$12,600	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	\$785,400	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		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$5,100	
	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	\$57,500	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	\$75,800			
	Window/Wall Unit	20%			2027	\$29,600	1		
	No Component	65%							
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2027	\$70,900	1	\$3,300	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2027	\$7,500	2	\$7,200	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,600	
	Exhaust Fans								
	Interior	10%			2032	\$25,300	2	\$200	
	Roof	90%			2032	\$106,100	2	\$1,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Sanitary Piping								
	Cast Iron	10%	0-2	\$2,600	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		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$10,800	4	\$2,200	
	Sewage Ejector(s)								
	Electric	100%			2027	\$20,500	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	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : FORT WASHINGTON ARMORY SHELTER
Address : 216 FORT WASHINGTON AVENUE
Borough : MANHATTAN **Agency's Number** : MM040
Program / Asset # : DHS0067.000 / 4439 **Yr Built/Renovated** : 1909 / 2004
Area Sq Ft : 236,975 **Project Type** : HOMELESS SERVICES
Date of Survey : 09-Jan-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,836,900	\$225,200
Interior Architecture	\$958,200	\$3,308,900
Electrical	\$703,000	\$6,076,600
Mechanical	\$601,300	\$6,963,700
Site Pavements	\$170,400	
Total	\$6,269,800	\$16,574,400
Importance Code A	\$4,313,100	\$1,855,900
Importance Code B	\$1,786,300	\$14,718,500
Importance Code C	\$170,400	
Total	\$6,269,800	\$16,574,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,600		\$45,500	\$1,500
Interior Architecture	\$145,600	\$4,700		\$10,100
Electrical	\$28,500	\$25,800	\$21,500	\$20,900
Mechanical	\$110,300	\$123,300	\$143,900	\$62,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$317,000	\$157,700	\$214,800	\$98,500
Importance Code A	\$28,600	\$24,000	\$68,900	\$25,000
Importance Code B	\$287,000	\$133,700	\$145,900	\$73,500
Importance Code C	\$1,400			
Total	\$317,000	\$157,700	\$214,800	\$98,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$8,400	LIFE	**	5	\$33,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	51%			LIFE	**	5	\$68,900	
	Masonry: Brick	12%	Now	\$162,200	LIFE	**	5	\$16,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 80%								
	Location : West And South Facades								
	Masonry: Limestone	7%	Now	\$57,100	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	\$53,700	2039	**	5	\$25,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
	Location : West Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
	Location : West Facade								
	Window Wall	15%			2055	**	5	\$76,000	
Windows									
	Aluminum	10%			2051	**	5	\$3,000	
	Steel	75%	Now	\$1,475,100	2054	**	5	\$140,100	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 30%								
	Location : South Facade And North Facade								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Facade And North Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
	Location : South Facade And North Facade								
	Wood	5%			2045	**	5	\$14,900	
	Wood	10%	Now	\$92,700	2054	**	5	\$14,900	1
	Deteriorated Finish, Extent : Severe, Area Affected : 20%								
	Location : South Facade								
	Thermally Inefficient, Extent : Severe, Area Affected : 60%								
	Location : South Facade								
	Split/Cracked, Extent : Severe, Area Affected : 20%								
	Location : South Facade								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	8%	Now	\$15,400	LIFE	**	5	\$6,900	
		Crazing, Extent : Moderate, Area Affected : 100% Location : North Facade And Throughout							
	Masonry: Brick	15%	Now	\$107,100	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : West Facade Spalling, Extent : Moderate, Area Affected : 10% Location : West Facade							
	Masonry: Brick	19%	Now	\$54,200	LIFE	**	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50% Location : Northwest Corner Misaligned/Bulging, Extent : Moderate, Area Affected : 50% Location : South Facade - Leaning In Toward The Roof							
	Masonry: Brick	53%			LIFE	**	5	\$5,900	
	Metal Panel	5%	Now	\$4,800	2049	**	5	\$1,100	
		Deformed/Dented, Extent : Light, Area Affected : 10% Location : Throughout							
Roof									
	Built-Up (BUR)	26%	Now	\$477,100	2039	**			
		Blisters, Extent : Moderate, Area Affected : 35% Location : West And East Ends Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : West Side. Air/Water Blisters, Extent : Light, Area Affected : 5% Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall Water Penetration, Extent : Moderate, Area Affected : 15% Location : Over Drill Floor Worn/Eroded, Extent : Moderate, Area Affected : 30% Location : West And East Ends Other Observation, Extent : Light, Area Affected : 15% Location : North Side Explanation : Pitch Pockets Leaking							
	Modified Bitumen	74%	Now	\$1,357,800	2039	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 20% Location : East Side, Two Missing Roof Drain Strainers Water Penetration, Extent : Moderate, Area Affected : 80% Location : Over Drill Floor							

Interior

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FORT WASHINGTON ARMORY SHELTER
Asset # : 4439

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	3%			2030	\$131,200	3	\$14,000		
Cast in Place Concrete	5%			LIFE	* *	5	\$33,900		
Ceramic Tile	5%	2-4	\$16,600	2032	\$332,100	5	\$7,800		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Sheet Vinyl/Rubber	22%	0-2	\$44,700	2034	* *	5	\$51,200		
Adhesion Failure, Extent : Light, Area Affected : 5%									
Location : Main Entrance Lobby Of Armory									
Terrazzo	2%			LIFE	* *	5	\$4,800		
Traffic Topping	5%	Now	\$10,600	2029	\$212,500	5	\$9,700		
Cracking/Crumbling, Extent : Light, Area Affected : 100%									
Location : 4th Floor Epoxy With Sand Finish									
Traffic Topping	20%	0-2	\$17,000	2034	* *	5	\$38,800		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Portions Of Upper Drill Floor									
Vinyl Tile	26%	Now	\$378,800	2034	* *	3	\$30,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Wood	12%			2032	\$1,356,300	5	\$69,800		
Dry Rot/Decay, Extent : Severe, Area Affected : 3%									
Location : Electrical Room									
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Cast Stone/Terra Cotta	5%			LIFE	* *				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor									
Explanation : Walls Of Mechanical Space									
Ceramic Tile	3%			2032	\$35,600	5	\$1,200		
Gypsum Board	25%			LIFE	* *	5	\$5,800		
Masonry: Brick	37%			LIFE	* *				
Plaster	20%	Now	\$1,400	LIFE	* *	5	\$2,300		
Loose/Delam Surface, Extent : Light, Area Affected : 100%									
Location : Curved Walls At Main Public Stairway									
Wood	5%			LIFE	* *	5	\$7,800		

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$27,700	2034	**	5	\$15,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : First And Second Floors							
		Water Penetration, Extent : Moderate, Area Affected : 80%							
		Location : First Floor Lobby							
	Exposed Struc: Concrete	5%	Now	\$27,600	LIFE	**	5	\$2,400	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room First Floor Of Shelter							
		Paint Peeling, Extent : Severe, Area Affected : 70%							
		Location : Electrical Room And Boiler Rooms In Shelter							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$19,400	
	Masonry: Infill Arch	5%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$38,800	
	Wood	20%			LIFE	**	5	\$542,700	
	Wood	30%	Now	\$579,400	LIFE	**	5	\$814,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	Parking/Driveway								
	Cast in Place Concrete	100%	0-2	\$170,400	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Driveway							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2029	\$43,400	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2,000 Amperes							
	Fused Disc Sw	50%			2049	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2,000 Amperes For Air Conditioning							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2049	**	5	\$500	
	Molded Case Bkrs	50%			2029	\$189,000	5	\$3,100	
Raceway									
	Conduit	80%			2029	\$344,900	1		
	Conduit	20%			2049	**	1		
Panelboards									
	Molded Case Bkrs	25%			2045	**	5	\$1,600	
	Molded Case Bkrs	75%			2028	\$297,300	5	\$4,700	
Wiring									
	Thermoplastic	75%			2029	\$498,100	1		
	Thermoplastic	25%			2049	**	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$826,700	5	\$1,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Under 1st Floor Stair							
		Explanation : Main Water Pipe							
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$72,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Electrical Room							
		Explanation : 400 Amperes For Fire Pump							
Generators									
	Diesel	100%			2038	**	1	\$91,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Generator Room - Track And Field Space							
		Explanation : 250 Kilowatts							
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$8,800	
Fuel Storage									
	Main Tank	100%			2057	**	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 600 Gallons							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$3,013,400	10	\$152,100	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%					
				Location : Shelter Area					
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 80%					
				Location : Throughout					
	HID	25%			2034	* *	10	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Arena Area					
				Explanation : Metal Halide Lamps					
	Incandescent	5%			2029	\$215,200	2	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Incandescent Lamps Observed					
Egress Lighting									
	Emergency, Service	50%			2029	\$64,000	1		
	Exit, LED	50%			2044	* *	1		
Exterior Lighting									
	HID	30%			2029	\$296,700	10	\$200	
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2024	\$79,200	1	\$8,900	
Fire/Smoke Detection									
	No Component	75%							
	Generic, Analog	20%			2024	\$542,400	1-3	\$29,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Addressable Type					
	Generic, Analog	5%	Now	\$81,400	2029	\$135,600	1-3	\$6,600	
				Devices Missing, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Fitness Area					
				Explanation : Vandalized Devices Are Causing False Alarms					

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 6,000 Gallon Tank For No.2 Fuel							
	Conversion Equipment								
	Steam Boiler	100%	Now	\$476,200	2027	\$1,587,300	1	\$211,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing							
	Distribution								
	Steam Piping/Pump	100%			2039	**			
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$76,500	
Air Conditioning									
	Energy Source								
	Electricity	80%			2037	**	1		
	Natural Gas	20%			2049	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Serves 3rd Floor Track And 4th Floor Bleachers							
	Conversion Equipment								
	Absorption	20%			2034	**	1	\$51,300	
	Chiller/Direct Fire								
	Interior Pkg Unit - Cooling	10%			2027	\$917,100	2	\$1,500	
	Exterior Pkg Unit - Cooling	20%			2029	\$397,200	2	\$2,900	
	Split Unit	45%			2029	\$2,356,000			
	Window/Wall Unit	5%			2024	\$25,600	1		
	Distribution								
	CW & CHW Wtr	15%			2049	**	4	\$1,800	
	Pipe/Pump								
	Ductwork/Diffusers	75%			LIFE	**	2	\$231,200	
	No Component	10%							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2034	**	1	\$15,300	
	No Component	80%							
	Heat Rejection								
	Water Cooling Tower	20%			2030	\$186,200	2	\$47,700	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$132,100	
	Exhaust Fans								
	Interior	100%			2029	\$872,600	2	\$7,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
H/C Water Piping	Brass/Copper	100%			2039	* *	1		
Water Heater	Gas Fired	91%	Now	\$54,500	2029	\$136,100	2	\$2,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Gas Fired	9%			2029	\$13,500	2	\$300	
HW Heat Exchanger	Steam Fired	56%	0-2	\$43,700	2029	\$218,700	4	\$13,100	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply							
	Steam Fired	44%			2059	* *	4	\$15,500	
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%	Now	\$25,600	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 3rd And 4th Floor							
Sump Pump(s)	Non-Submersible	100%			2029	\$37,400	4	\$5,000	
Sewage Ejector(s)	Electric	100%			2024	\$70,600	4	\$14,100	
Backflow Preventer	Generic	100%			2029	\$62,300	1	\$14,500	
Fixtures	Generic	100%							
Vertical Transport									
Elevators	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe	Generic	100%			2049	* *	1-5	\$119,500	
Sprinkler	Generic	100%			2049	* *	1-2	\$66,400	
Fire Pump	Generic	100%			2032	\$157,900	1	\$44,300	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$7,155,400	\$355,600
Interior Architecture	\$1,577,200	\$205,400
Electrical	\$143,400	\$1,330,400
Mechanical	\$502,700	\$802,400
Site Pavements	\$57,400	
Total	\$9,436,100	\$2,693,800
Importance Code A	\$7,155,400	\$355,600
Importance Code B	\$2,147,800	\$2,338,200
Importance Code C	\$132,900	
Total	\$9,436,100	\$2,693,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$67,400		\$2,700	
Interior Architecture	\$127,900		\$26,700	\$11,400
Electrical	\$40,400	\$13,300	\$24,000	\$15,100
Mechanical	\$144,900	\$33,000	\$48,500	\$29,900
Site Pavements	\$23,100			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$408,600	\$51,200	\$106,800	\$61,400
Importance Code A	\$81,400	\$14,100	\$16,600	\$14,100
Importance Code B	\$241,500	\$37,100	\$90,200	\$43,100
Importance Code C	\$85,700			\$4,200
Total	\$408,600	\$51,200	\$106,800	\$61,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	30%	Now	\$151,700	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	\$6,358,000	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	\$163,800	
	Slate Panels	11%	0-2	\$192,900	LIFE	* *	5	\$23,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
Windows									
	Aluminum	70%			2048	* *	5	\$11,900	
	Aluminum	10%	Now	\$17,100	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	\$3,200	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	* *	5-10	\$241,500	
	Masonry: Brownstone	10%			LIFE	* *	5-10	\$50,600	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	35%			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	\$164,700	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		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	44%			LIFE	**	5	\$410,700		
Ceramic Tile	2%	Now	\$99,000	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	\$4,700	LIFE	**	1			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Boiler Room, Bottom Stair									
Vinyl Tile	15%	Now	\$325,800	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	\$421,300	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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	10	\$31,300	
	Ceramic Tile	5%			2041	**	5	\$8,300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$6,700	
	Gypsum Board	30%			LIFE	**	5-10	\$85,100	
	Masonry: Brick	20%	Now	\$77,900	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
Horizontal Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%									
Location : Drill Floor Balcony East Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Drill Floor Balcony East Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 3%									
Location : Drill Floor Balcony East Facade, MI Shift Office									
	Plaster	35%	Now	\$28,000	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	\$400	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	\$164,400	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	**	10	\$170,700	
	Exposed Struc: Wood	18%	Now	\$57,700	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Drill Room Ceiling									
	Masonry: Vault Struct	5%			LIFE	**	10	\$5,300	
	Plaster	4%	Now	\$26,800	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	**	5-10	\$44,000	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$57,400	2037	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
On-Site Walkways									
	Masonry: Granite	100%	Now	\$23,100	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	\$44,700	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	\$2,400	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	\$87,800	5	\$300	
	Molded Case Bkrs	50%			2032	\$87,800	5	\$1,900	
Raceway									
	Conduit	100%			2032	\$181,900	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$8,900	5	\$200	
	Molded Case Bkrs	95%			2031	\$170,000	5	\$3,500	
Wiring									
	Braided Cloth	50%	2-4	\$143,400	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2032	\$143,400	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$148,600	5	\$1,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$11,400	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	* *	1	\$54,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 100 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,800	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	\$13,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 180 Gallons							
	Main Tank	50%			2035	**	5	\$2,100	
		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	\$280,600	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	\$19,900	1		
	Exterior Lighting								
	HID	20%			2027	\$127,900	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$51,200	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : CCTV Surveillance Cameras							
	Generic	10%			2027	\$51,200	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	\$28,300	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 : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,600	
	Ductwork/Diffusers	5%	Now	\$209,800	LIFE	**	2-5	\$4,000	
		Insul. Deteriorating, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor Drill Room							
	Steam Piping/Pump	83%	Now	\$58,700	2042	**			
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement. Steam Return Piping Leaking							
	Steam Piping/Pump	2%	Now	\$300	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	\$337,200	1	\$13,200	
	Convactor/Radiator	70%			2037	**	1	\$32,200	
	Unit Heater - Steam	7%			2032	\$40,000	4	\$1,400	
	Unit Heater - Steam	8%	Now	\$45,700	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	\$33,300	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$125,800	

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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	\$284,400	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								
	Electric	50%			2030	\$70,400	4	\$400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 3 Units Capacity 80 Gallons							
	Electric	50%			2027	\$70,400	4	\$600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement							
		Explanation : 3 Units Capacity 350 Gallons							
	Sanitary Piping								
	Cast Iron	100%	Now	\$234,000	LIFE	**	1		
		Leak Evident, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$5,400	4	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Sprinkler Room							
		Explanation : 1 Unit							
	Sewage Ejector(s)								
	Electric	100%			2032	\$45,700	4	\$8,400	
		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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$249,000	
Interior Architecture	\$50,400	\$525,500
Electrical	\$474,900	
Mechanical	\$113,500	\$161,500
Total	\$887,800	\$687,000
Importance Code A	\$362,500	
Importance Code B	\$525,300	\$161,500
Importance Code C		\$525,500
Total	\$887,800	\$687,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$80,200	\$2,400	\$1,300	
Interior Architecture	\$39,100			\$800
Electrical	\$300	\$4,400	\$800	\$1,000
Mechanical	\$12,800	\$8,500	\$5,500	\$2,400
Total	\$132,500	\$15,300	\$7,600	\$4,100
Importance Code A	\$80,200	\$3,900	\$2,700	\$1,400
Importance Code B	\$26,000	\$11,500	\$4,900	\$2,700
Importance Code C	\$26,300			
Total	\$132,500	\$15,300	\$7,600	\$4,100



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Iron	3%			LIFE	**			
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,800	
	Masonry: Brick	47%	Now	\$14,300	LIFE	**	5	\$21,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Limestone	5%	Now	\$13,700	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Window Sills And Trims								
	Metal/Glass Curt Wall	5%	Now	\$39,900	LIFE	**	5	\$4,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Stucco Cement	35%	Now	\$51,000	2034	**	5	\$19,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout, Below Window Sills								
Windows									
	Aluminum	90%	Now	\$117,200	2045	**	5	\$6,300	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Clad	10%	Now	\$80,800	2054	**	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,900	
	Masonry: Brick	30%	Now	\$4,700	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Parapet								
	Metal Cornice	15%			2044	**	10	\$2,400	
	Stucco Cement	50%	Now	\$7,000	2046	**	5	\$3,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Throughout								

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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									
Roof									
	Modified Bitumen	97%			2037	**	10	\$12,600	
	Skylight, Metal/Glass	3%			2055	**	10	\$1,300	
Soffits									
	Cast in Place Concrete	10%			LIFE	**	5	\$400	
	Metal Panel	90%	4+	\$500	2039	**	5	\$1,200	
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	15%	Now	\$6,800	2038	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Vinyl Tile	15%	Now	\$6,000	2034	**	3	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Wood	65%	Now	\$50,400	2044	**	5	\$26,000	
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	25%	Now	\$26,300	2032	\$525,500	5	\$8,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
	Gypsum Board	50%			LIFE	**	5	\$20,700	
	Masonry: Brick	5%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$3,100	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%			2042	* *	5	\$6,400	
			Water Penetration, Extent : Moderate, Area Affected : 5%						
			Location : Recreation Room In Basement						
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	60%			LIFE	* *	5	\$31,900	
	Plaster	20%			LIFE	* *	5	\$5,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2064	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2034	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2034	* *			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room.						
			Explanation : The Service Equipment Is Composed Of 2- Main Service Switches Rated At 400 Amperes And 600 Amperes.						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	* *	5	\$100	
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2037	* *	5		
	Molded Case Bkrs	98%			2037	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	* *	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%	0-2	\$155,100	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : Throughout Building. Other Observation, Extent : Light, Area Affected : 100% Location : Corridors, 1st Floor Explanation : T-12 Lamps							
	Fluorescent	50%			2037	* *	10	\$13,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Throughout Building.							
	Incandescent	20%	0-2	\$103,400	2039	* *	2	\$100	
		Obsolete Fixtures, Extent : Light, Area Affected : 100% Location : Inside Apartments.							
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$3,400	
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	100%	Now	\$118,700	2039	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Building Perimeter.							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$28,500	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Lobby, Outside, Basement Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%	0-2	\$97,700	2039	* *	1-3	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways. Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors. Obsolete System.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$113,500	2042	* *	1	\$12,700	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,400	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$9,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%	Now	\$5,500	2030	\$110,100	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10% Location : Sub-basement Boiler Room And basement							
	Window/Wall Unit	10%			2024	\$6,100	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,900	
	Exhaust Fans								
	Roof	90%			2029	\$44,000	2	\$800	
	Roof	10%	Now	\$4,900	2039	* *	2	\$100	
		Broken, Extent : Severe, Area Affected : 100% Location : Roof Fan Needs Replacement							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2029	\$51,400			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$1,000	4	\$900	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039	* *	1-2	\$400	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : GEORGE DALY HOUSE
Address : 269 EAST 4TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0096.000 / 14741 **Yr Built/Renovated** : 1925 /
Area Sq Ft : 30,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 387 **Lot** : 49 **BIN** : 1004651

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$155,800	
Electrical		\$342,300
Mechanical		\$315,000
Total	\$155,800	\$657,300
Importance Code A	\$155,800	
Importance Code B		\$657,300
Total	\$155,800	\$657,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$64,900	\$5,000	\$6,100	
Interior Architecture	\$2,700		\$5,000	
Electrical	\$6,300	\$21,000	\$4,700	\$4,100
Mechanical	\$8,600	\$71,400	\$28,000	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,500	\$101,400	\$47,700	\$12,100
Importance Code A	\$66,400	\$6,600	\$7,600	\$1,500
Importance Code B	\$20,100	\$94,800	\$40,100	\$10,600
Importance Code C				
Total	\$86,500	\$101,400	\$47,700	\$12,100



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
GEORGE DALY HOUSE
Asset # : 14741

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	4+	\$9,000	LIFE	**	5	\$13,400	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : North Facade Window Lintels								
Vertical Cracks, Extent : Moderate, Area Affected : 2%								
Location : North Facade Near Downspout								
Masonry: Brick	20%			LIFE	**	5	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : West Facade								
Explanation : Stucco On Brick								
Masonry: Brick	25%			LIFE	**	5	\$13,400	
Masonry: Granite	5%	Now	\$35,100	LIFE	**	5	\$2,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : South Facade At Building Base								
Masonry: Limestone	12%	Now	\$155,800	LIFE	**	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade Cornice								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Metal Panel	5%			2049	**	5-10	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Bulkhead								
Explanation : Metal Siding								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,200	
Stucco Cement	5%	4+	\$4,300	2042	**	5	\$3,400	
Diagonal Cracks, Extent : Light, Area Affected : 2%								
Location : West Facade								
Windows								
Aluminum	100%			2045	**	5	\$12,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Covered With Metal Panels								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Covered With Metal Coping								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
GEORGE DALY HOUSE
Asset # : 14741

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	98%			2037	**	10	\$24,800	
	Skylight, Metal/Glass	2%	Now	\$16,500	2049	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Roof Stair								
Soffits									
	Stucco Cement	100%			2034	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Pump Room								
	Ceramic Tile	10%			2038	**	5	\$5,300	
	Quarry Tile	5%			2042	**	5	\$4,000	
	Vinyl Tile	75%			2034	**	3	\$14,900	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	75%			LIFE	**	5	\$21,800	
	Plaster	20%			LIFE	**	5	\$2,900	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Dining Room In Basement, Room 4d								
Ceilings									
	AcousTileSusp.Lay-In	25%			2042	**	5	\$13,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Fourth Floor Corridor								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Fourth Floor Corridor								
	Exposed Struc: Concrete	5%			LIFE	**	5	\$400	
	Gypsum Board	70%			LIFE	**	5	\$46,400	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	5%			2042	**	5-10		
	Chain Link	95%			2049	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Rear Yard								
Parking/Driveway									
	Asphalt	100%			2038	**			

*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
GEORGE DALY HOUSE
Asset # : 14741

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated At 1,200 Amperes						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	* *	5	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 3- Vertical Sections						
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2037	* *	5	\$800	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$62,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2034	* *	1	\$9,200	
	Generators								
	Diesel	100%			2032	\$62,300	1	\$11,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room						
			Explanation : Emergency Generator Rated At 150 Kilowatts						
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$1,100	
	Fuel Storage								
	Day Tank	50%			2037	* *	5	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room						
			Explanation : 100 Gallon Capacity						
	Main Tank	50%			2044	* *	5	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 275 Gallon Capacity						

Lighting

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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
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	* *	10	\$13,800	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	10%			2034	* *	10	\$2,800	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Lobby					
	Fluorescent	40%			2029	\$218,000	10	\$11,000	
				T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Bedrooms					
Egress Lighting									
	Emergency, Service	50%			2034	* *	1		
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	30%			2034	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$3,400	
				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%			2034	* *	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					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2034	* *	1	\$14,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,500	
Terminal Devices									
	Convactor/Radiator	90%			2034	* *	1	\$8,700	
	Fan Coil Unit/Heat	10%			2029	\$46,500	1	\$1,000	
Air Conditioning									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	20%			2027	\$232,200	2	\$400	
	Window/Wall Unit	15%			2024	\$9,700	1		
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,700	
Exhaust Fans									
	Interior	75%			2029	\$82,900	2	\$700	
	Roof	25%			2029	\$12,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Gas Fired	100%	Now	\$3,800	2024	\$18,900	2	\$300	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : 1 Of 2 Units Is Not Working In The Basement.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2024	\$8,900	4	\$1,800	
Backflow Preventer									
	Generic	100%			2029	\$7,900	1	\$1,800	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$8,400	
Fire Pump									
	Generic	100%			2025	\$20,000	1	\$5,600	
Chemical System									
	Generic	100%			2024	\$28,900	1-3	\$3,700	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$81,500	
Electrical		\$359,000
Mechanical		\$1,560,400
Site Pavements	\$67,600	
Total	\$149,100	\$1,919,400
Importance Code A	\$81,500	\$288,000
Importance Code B		\$1,631,300
Importance Code C	\$67,600	
Total	\$149,100	\$1,919,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$125,700			
Interior Architecture	\$167,900			\$4,500
Electrical	\$41,800	\$1,000	\$1,300	\$1,400
Mechanical	\$21,900	\$10,700	\$34,100	\$9,700
Site Enclosure	\$900			
Site Pavements	\$28,800			
Total	\$386,800	\$11,700	\$35,400	\$15,600
Importance Code A	\$129,900	\$4,300	\$4,300	\$4,300
Importance Code B	\$191,700	\$7,400	\$31,100	\$11,400
Importance Code C	\$65,200			
Total	\$386,800	\$11,700	\$35,400	\$15,600



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
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	\$32,000		
Masonry: Brick	87%			LIFE	**	5	\$55,700		
Masonry: Limestone	3%			LIFE	**	5	\$1,400		
Windows									
Aluminum	100%	0-2	\$36,600	2048	**	5	\$7,900		
Air Infiltration, Extent : Light, Area Affected : 10%									
Location : 3rd Floor Training Room									
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$28,000		
Pre-Cast Concrete	10%			LIFE	**	5	\$5,700		
Roof									
Copper/Terne	3%			2060	**	10	\$1,900		
Modified Bitumen	95%	4+	\$17,800	2037	**				
Ponding, Extent : Moderate, Area Affected : 2%									
Location : Roof									
Skylight, Metal/Glass	2%	Now	\$81,500	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	\$11,400	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	\$16,600		
Vinyl Tile	68%	0-2	\$33,900	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	\$17,500	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	\$32,000		
Gypsum Board	20%			LIFE	**	5-10	\$19,500		

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

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	\$21,800	2037	* *	5	\$5,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
	<i>Location : Throughout Cafeteria</i>								
	Exposed Struc: Concrete	80%			LIFE	* *	5-10	\$53,100	
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	10%	4+	\$900	2037	* *	5	\$1,100	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Roof</i>								
	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	\$10,200	2045	* *			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Cheek Wall Of Front Entrance Ramp, Side And Rear Yard Walkways</i>								
	Parking/Driveway								
	Asphalt	70%	4+	\$8,000	2041	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Side Parking Area</i>								
	Cast in Place Concrete	30%	Now	\$67,600	2045	* *			
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
	<i>Location : Front Parking Area</i>								
	Activity Yard								
	Asphalt	50%	0-2	\$3,500	2035	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Rear Yard Basketball Courts</i>								
	Cast in Place Concrete	50%	0-2	\$7,000	2045	* *			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Side Yard</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	\$6,300	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Electrical Room</i>								
	<i>Explanation : Two 600 Ampere Main Disconnect Switches</i>								

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

DEPT. OF HOMELESS SERVICES - 071
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	\$108,000	5	\$200	
	Raceway								
	Conduit	95%			2032	\$14,400	1		
	Conduit	5%			2052	**	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$2,500	5	\$100	
	Fused Toggle Switch	60%	2-4	\$29,700	2057	**	5	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Molded Case Bkrs	20%			2031	\$9,900	5	\$200	
	Molded Case Bkrs	15%			2040	**	5	\$200	
Wiring									
	Braided Cloth	80%	0-2	\$10,100	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2042	**	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$103,300	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300	
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	\$32,000	10	\$5,200	
	Exit, Service	50%			2032	\$7,900	1		
	Exterior Lighting								
	HID	20%			2032	\$35,900	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2027	\$14,400	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Public Spaces And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	10%			2032	\$14,400	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors, Offices And Hallways							
		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
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

\$147,600

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

\$288,000

1

\$42,600

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

Distribution

Central Plant Steam

100%

2032

\$753,200

4

\$3,200

Piping/Pmp

Terminal Devices

Air Handler

25%

2037

* *

1

\$6,700

Convactor/Radiator

75%

2030

\$178,700

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

\$285,000

*Other Observation, Extent : Light, Area Affected : 30%**Location : Adjacent Of Building**Explanation : 3 Units*

Window/Wall Unit

25%

2025

\$23,200

1

No Component

35%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$38,000

Exhaust Fans

Interior

25%

2032

\$39,600

2

\$300

Roof

75%

2027

\$55,400

2

\$1,000

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
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								
	Oil Fired	50%			2027	\$18,500	1	\$600	
	No Component	50%							
	HW Heat Exchanger								
	Steam Fired	50%			2042	* *	4	\$2,100	
	No Component	50%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$6,800	4	\$1,400	
	Sewage Ejector(s)								
	Electric	100%			2032	\$12,800	4	\$2,600	
	Backflow Preventer								
	Generic	100%			2032	\$11,300	1	\$2,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$12,000	
	Chemical System								
	Generic	100%			2027	\$28,900	1-3	\$4,000	

*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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,617,100	\$833,100
Interior Architecture		\$1,569,900
Electrical	\$1,914,000	
Mechanical	\$1,418,400	\$120,800
Total	\$5,949,500	\$2,523,900
Importance Code A	\$3,446,500	\$833,100
Importance Code B	\$2,502,900	\$1,502,500
Importance Code C		\$188,300
Total	\$5,949,500	\$2,523,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,300	\$3,800		
Interior Architecture			\$17,500	\$15,500
Electrical	\$45,700	\$4,600	\$4,700	\$7,600
Mechanical	\$97,400	\$17,600	\$24,200	\$15,200
Site Pavements	\$7,800			
Total	\$197,300	\$26,000	\$46,400	\$38,300
Importance Code A	\$51,300	\$9,900	\$6,100	\$6,100
Importance Code B	\$146,000	\$16,100	\$40,300	\$32,200
Importance Code C				
Total	\$197,300	\$26,000	\$46,400	\$38,300



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 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$10,000	
Stucco Cement	90%	Now	\$229,900	2033	**	5	\$179,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
Location : At Exterior Stair Locations								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : East And West Wings								
Explanation : This Component Is Actually Exterior Insulation And Finish System Cladding.								
Windows								
Aluminum	80%	Now	\$1,393,000	2053	**	5	\$15,000	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Apartments								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Apartments								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Apartments								
Hardware Missing, Extent : Moderate, Area Affected : 30%								
Location : Apartments								
Aluminum	20%			2044	**	5	\$7,500	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,900	
Metal Rail	5%			2033	**	5-10	\$10,200	
Stucco Cement	80%	2-4	\$5,200	2033	**	5	\$11,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Apartment Wing Roofs								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Apartments								
Explanation : This Component Is Actually E I F S Cladding System								
Roof								
Modified Bitumen	65%	Now	\$9,500	2033	**			
Drains Clogged, Extent : Light, Area Affected : 15%								
Location : Over East And West Wings								
Recent Repair Evident, Extent : N/A, Area Affected : 2%								
Location : West Wing								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : East And West Wing Scupper Locations								
Modified Bitumen	35%	Now	\$25,500	2028	\$254,800			
Blisters, Extent : Light, Area Affected : 10%								
Location : Help Center Main Roof								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Over Public Areas								
Ponding, Extent : Light, Area Affected : 15%								
Location : Help Center Main Roof And Multi-purpose Room Roof								

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$994,200	LIFE	**	5	\$398,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Balcony Steel Railing Support								
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
Location : Apartment Balcony Soffits								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	5%			2037	**	5	\$7,800	
Vinyl Tile	90%			2028	\$1,313,700	3	\$52,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$17,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,100	
Glass: Single Pane	2%			LIFE	**	5	\$5,300	
Gypsum Board	88%			LIFE	**	5	\$188,300	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	**	5	\$31,100	
Exposed Struc: Concrete	10%			LIFE	**	5	\$2,400	
Plaster	70%			LIFE	**	5	\$68,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$7,800	2033	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : Front Entrance On Blake Avenue And Lillie F. Martin Lane								
On-Site Walkways								
Cast in Place Concrete	75%			2041	**			
Pavers/Stone	25%			2037	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Walkways								
Explanation : Precast Concrete Pavers								
Activity Yard								
Cast in Place Concrete	50%			2041	**			
Rubber Matting	50%			2033	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Central Playground Area								
Explanation : Poured-In-Place Rubber Playground Surface								

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

Under 600 Volts

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

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Rooms 1 And 2							
		Explanation : 2- 1,200 Amperes Main Service Switches							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2038	**	5	\$3,300	
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	2%			2036	**	5	\$100	
	Molded Case Bkrs	98%			2036	**	5	\$3,200	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	100%			2026	\$268,700	5	\$800	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2033	**	10	\$102,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Incandescent	10%			2023	\$225,100	2	\$300	
	Egress Lighting								
	Emergency, Service	50%			2023	\$33,700	1		
	Exit, Battery	50%			2023	\$78,200	10	\$4,200	
	Exterior Lighting								
	HID	98%			2023	\$506,800	10	\$400	
	LED	2%			2033	**			
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2023	\$165,700	1	\$18,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	No Component	60%							
	Generic, Analog	40%			2023	\$567,300	1-3	\$31,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Bells, Strobe Lights							

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

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	77%			2026	\$761,200	1	\$47,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Boiler Rooms							
		Explanation : 2 Boiler Rooms, Each Has A Hydrotherm Unit With 4 Burners. Each Unit Is 842,000 Btu/hr							
	Hot Water Boiler	23%	Now	\$68,200	2041	**	1	\$12,700	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	Distribution								
	Hot Wtr Piping/Pump	80%			2036	**	4	\$7,300	
	Hot Wtr Piping/Pump	20%	Now	\$40,000	2053	**	4	\$1,200	
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Both Boiler Rooms							
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$40,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	28%	Now	\$179,800	2033	**	2	\$1,700	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Administration Roof							
	Ext Pkg Unit - Heating/Cooling	10%	4+	\$160,600	2038	**	2	\$600	
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Administration Roof							
	No Component	62%							
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2	\$32,200	
	No Component	80%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%	Now	\$46,400	2038	**	1	\$1,800	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Floating Hospital, Board Of Education Office And Staff Lounge, Multiple Mechanical And Electrical Defects							
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$13,800	
	No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	80%	Now	\$170,300	2038	* *	2	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Roof, Multiple Mechanical And Electrical Defects							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Bathroom Problems With Mold Due To Lack If Exhaust							
	Roof	20%			2028	\$42,600	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%	4+	\$78,200	2028	\$78,200	2	\$1,400	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Hot Water Pumps In Boiler Rooms							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Both Mechanical Rooms							
		Explanation : 2 Units Per Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2028	\$3,300	1	\$800	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
		Explanation : Boiler Feed Water Piping Only							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2038	* *	1-2	\$34,700	
		No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 70%							
		Location : Residence							
		Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit							

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : HELP SEC - COTTAGE #1
Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0090.000 / 14721 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088088

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical	\$51,500	
Mechanical	\$93,100	\$56,000
Total	\$144,600	\$56,000
Importance Code B	\$144,600	\$56,000
Total	\$144,600	\$56,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$57,300	\$31,500	\$1,000	
Interior Architecture	\$1,100	\$1,400	\$1,800	
Electrical	\$500	\$16,000	\$400	\$300
Mechanical	\$900	\$37,200	\$1,800	\$800
Site Pavements				
Total	\$59,800	\$86,100	\$5,100	\$1,200
Importance Code A	\$57,300	\$31,600	\$1,000	
Importance Code B	\$1,800	\$54,600	\$4,100	\$1,200
Importance Code C	\$700			
Total	\$59,800	\$86,100	\$5,100	\$1,200



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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Glass: Special Gauge	5%			LIFE	**	1		
	Masonry: Brick Cavity	93%	4+	\$23,400	LIFE	**	5	\$11,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Exterior Walls									
Windows									
	Aluminum	98%			2045	**	5	\$1,900	
	Metal Louvers	2%			2038	**	10	\$200	
Roof									
	Single Ply Membrane	95%			2034	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$33,900	2034	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2038	**	5	\$900	
	Quarry Tile	10%			2034	**	5	\$2,800	
	Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings									
	AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
	Embossed Metal	60%			LIFE	**	5	\$4,700	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	10%			2034	**	5-10		
	Chain Link	90%			2039	**			
Site Pavements									
On-Site Walkways									
	Asphalt	20%			2032	\$1,000			
	Cast in Place Concrete	80%			2042	**			
Activity Yard									
	Asphalt	100%			2038	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$2,800	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 400 Amperes Main Disconnect Switch							
Transformers									
	Dry Type	100%			2027	\$17,500	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv							
Raceway									
	Conduit	5%			2059	* *	1		
	Conduit	95%			2029	\$14,600	1		
Panelboards									
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$31,400	5	\$300	
Wiring									
	Thermoplastic	95%			2029	\$18,300	1		
	Thermoplastic	5%			2059	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$41,300	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2024	\$4,500	2		
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
Exterior Lighting									
	HID	100%			2024	\$51,500	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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%			2049	* *	1		
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2024	\$93,100	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2024	\$36,400	2	\$300	
	Roof	20%			2029	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$56,000	1		
	Water Heater								
	Electric	100%			2028	\$11,300	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$3,500	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : HELP SEC - COTTAGE #2
Address : 125 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0091.000 / 14722 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088089

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical	\$51,500	
Mechanical	\$93,100	\$56,000
Total	\$144,600	\$56,000
Importance Code B	\$144,600	\$56,000
Total	\$144,600	\$56,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$33,900	\$31,500	\$1,000	
Interior Architecture	\$1,100	\$1,400	\$1,800	
Electrical	\$500	\$16,000	\$400	\$300
Mechanical	\$900	\$41,500	\$1,800	\$800
Total	\$36,400	\$90,400	\$5,000	\$1,200
Importance Code A	\$33,900	\$31,600	\$1,000	
Importance Code B	\$1,800	\$58,800	\$4,100	\$1,200
Importance Code C	\$700			
Total	\$36,400	\$90,400	\$5,000	\$1,200



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	
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick Cavity	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	98%			2045	**	5	\$1,900	
Metal Louvers	2%			2038	**	10	\$200	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%	Now	\$33,900	2034	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	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		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2029	\$2,800	5	\$100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- 400 Amperes Main Disconnect Switch									
Transformers									
Dry Type	100%			2027	\$17,500	5			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- 112.5 Kilovolt-ampere, 480hv-208/120lv									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	95%			2029	\$14,600	1		
	Conduit	5%			2059	* *	1		
Panelboards									
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$31,400	5	\$300	
Wiring									
	Thermoplastic	95%			2029	\$18,300	1		
	Thermoplastic	5%			2059	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$41,300	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2034	* *	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2024	\$4,500	2		
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
Exterior Lighting									
	HID	100%			2024	\$51,500	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Plant Campus Steam / PRV	100%			2049	* *	1		
Terminal Devices									
	Convactor/Radiator	100%			2034	* *	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	90%		2024	\$93,100	2	\$700	
	No Component	10%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,900	
	Exhaust Fans							
	Interior	80%		2024	\$36,400	2	\$300	
	Roof	20%		2024	\$4,200	2	\$100	
Plumbing								
	H/C Water Piping							
	Galvanized Steel	100%		2027	\$56,000	1		
	Water Heater							
	Electric	100%		2028	\$11,300	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2039	* *	1-2	\$3,500	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical	\$51,500	
Mechanical	\$93,100	\$56,000
Total	\$144,600	\$56,000
Importance Code B	\$144,600	\$56,000
Total	\$144,600	\$56,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$31,500	\$1,000	
Interior Architecture	\$1,100	\$1,400	\$1,800	
Electrical	\$500	\$16,000	\$400	\$300
Mechanical	\$900	\$41,500	\$1,800	\$800
Site Pavements	\$300			
Total	\$2,800	\$90,400	\$5,100	\$1,200
Importance Code A		\$31,600	\$1,000	
Importance Code B	\$1,800	\$58,800	\$4,100	\$1,200
Importance Code C	\$1,000			
Total	\$2,800	\$90,400	\$5,100	\$1,200



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	
	<i>Worn/Eroded, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Various</i>							
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	93%			LIFE	**	5	\$11,300	
Windows								
Aluminum	100%			2045	**	5	\$2,000	
Roof								
Single Ply Membrane	95%			2034	**	10	\$31,500	
Skylight, Plastic	5%			2034	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2038	**	5	\$900	
Quarry Tile	10%			2034	**	5	\$2,800	
Vinyl Tile	80%			2034	**	3	\$5,500	
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$1,400	
Concrete Masonry Unit	93%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Site Pavements								
On-Site Walkways								
Asphalt	5%			2038	**			
Cast in Place Concrete	95%	4+	\$300	2042	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Front Entrance</i>							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,800	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Amperes Main Disconnect Switch</i>							

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
	Transformers							
	Dry Type	100%		2027	\$17,500	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv</i>						
	Raceway							
	Conduit	95%		2029	\$14,600	1		
	Conduit	5%		2059	* *	1		
	Panelboards							
	Fused Disc Sw	4%		2028	\$1,300	5		
	Fused Disc Sw	1%		2054	* *	5		
	Molded Case Bkrs	95%		2028	\$31,400	5	\$300	
	Wiring							
	Thermoplastic	95%		2029	\$18,300	1		
	Thermoplastic	5%		2059	* *	1		
	Motor Controllers							
	Locally Mounted	100%		2027	\$41,300	5	\$100	
Lighting								
	Interior Lighting							
	Fluorescent	98%		2034	* *	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Incandescent	2%		2024	\$4,500	2		
	Egress Lighting							
	Emergency, Service	60%		2034	* *	1		
	Exit, Service	40%		2029	\$1,800	1		
	Exterior Lighting							
	HID	100%		2024	\$51,500	10		
Alarm								
	Security System							
	No Component	70%						
	Generic	30%		2034	* *	1	\$1,400	
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Digital	30%		2034	* *	1-3	\$2,300	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2024	\$93,100	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	80%			2024	\$36,400	2	\$300	
	Roof	20%			2024	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$56,000	1		
Water Heater									
	Electric	100%			2028	\$11,300	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$3,500	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : HELP SEC - COTTAGE #4
Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0093.000 / 14724 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$147,500
Electrical	\$51,500	
Mechanical	\$93,100	\$56,000
Total	\$144,600	\$203,600
Importance Code B	\$144,600	\$203,600
Total	\$144,600	\$203,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$16,900	\$31,500	\$1,000	
Interior Architecture	\$3,100	\$700		\$2,000
Electrical	\$500	\$16,000	\$400	\$300
Mechanical	\$900	\$41,500	\$1,800	\$800
Site Pavements				
Total	\$21,400	\$89,700	\$3,200	\$3,100
Importance Code A	\$16,900	\$31,600	\$1,000	
Importance Code B	\$3,800	\$58,100	\$2,200	\$3,100
Importance Code C	\$700			
Total	\$21,400	\$89,700	\$3,200	\$3,100



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
	Glass: Special Gauge	5%			LIFE	**	1		
	Masonry: Brick	93%			LIFE	**	5	\$11,300	
	Windows								
	Aluminum	97%			2045	**	5	\$1,900	
	Metal Louvers	3%			2032	\$2,000	10	\$400	
	Roof								
	Single Ply Membrane	95%			2034	**	10	\$31,500	
	Skylight, Plastic	5%	Now	\$16,900	2034	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2038	**	5	\$900	
	Quarry Tile	5%			2034	**	5	\$1,400	
	Vinyl Tile	85%			2029	\$147,500	3	\$7,900	
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2038	**	5	\$1,400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
	Ceilings								
	AcousTileSusp.Lay-In	30%			2042	**	5	\$5,300	
	Embossed Metal	60%			LIFE	**	5	\$4,700	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Site Pavements									
	On-Site Walkways								
	Asphalt	90%			2032	\$6,900			
	Cast in Place Concrete	10%			2034	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$2,800	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Amperes Main Disconnect Switch								

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2027	\$17,500	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 112.5 Kilovolt-ampere, 480hv-208/120lv									
Raceway									
	Conduit	5%			2059	* *	1		
	Conduit	95%			2029	\$14,600	1		
Panelboards									
	Fused Disc Sw	4%			2028	\$1,300	5		
	Fused Disc Sw	1%			2054	* *	5		
	Molded Case Bkrs	95%			2028	\$31,400	5	\$300	
Wiring									
	Thermoplastic	95%			2029	\$18,300	1		
	Thermoplastic	5%			2059	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$41,300	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	98%			2034	* *	10	\$11,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	2%			2024	\$4,500	2		
Egress Lighting									
	Emergency, Service	60%			2034	* *	1		
	Exit, Service	40%			2029	\$1,800	1		
Exterior Lighting									
	HID	100%			2024	\$51,500	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2024	\$93,100	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans									
	Interior	80%			2024	\$36,400	2	\$300	
	Roof	20%			2024	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2027	\$56,000	1		
Water Heater									
	Electric	100%			2028	\$11,300	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	* *	1-2	\$3,500	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,154,100	\$234,500
Interior Architecture	\$81,300	
Electrical	\$1,056,200	\$603,500
Mechanical	\$111,500	\$1,397,300
Site Enclosure	\$165,700	
Site Pavements		\$641,100
Total	\$3,568,900	\$2,876,400
Importance Code A	\$2,154,100	\$234,500
Importance Code B	\$1,249,100	\$2,000,800
Importance Code C	\$165,700	\$641,100
Total	\$3,568,900	\$2,876,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$8,400	
Interior Architecture	\$102,000			\$8,900
Electrical	\$13,600	\$23,200	\$7,000	\$6,600
Mechanical	\$58,400	\$54,600	\$11,000	\$3,700
Site Enclosure	\$17,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$195,100	\$81,700	\$30,400	\$23,200
Importance Code A		\$100	\$8,400	
Importance Code B	\$178,000	\$81,600	\$22,000	\$23,200
Importance Code C	\$17,100			
Total	\$195,100	\$81,700	\$30,400	\$23,200



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

DEPT. OF HOMELESS SERVICES - 071
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	\$877,400	LIFE	**	5	\$176,000	1
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Various Locations, Front, Rear And Sides									
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : Rear Of Building In Courtyard Area									
Exposed Reinforcement, Extent : Severe, Area Affected : 20%									
Location : Exterior Concrete Stair Near Front Of Building, Rear Elevation And Various Locations									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
	Masonry: Brick Cavity	55%			LIFE	**	5	\$43,000	
Windows									
	Aluminum	95%			2045	**	5	\$16,800	
	Metal Louvers	5%			2038	**	10	\$5,500	
Parapets									
	Cast in Place Concrete	100%			LIFE	**	5	\$58,600	
Roof									
	Single Ply Membrane	100%	Now	\$1,276,700	2037	**			1
Adhesion Failure, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Ponding, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Explanation : Air Pockets									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	8%	0-2	\$4,700	LIFE	**	5	\$17,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	7%	0-2	\$15,300	2038	**	5	\$3,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Quarry Tile	15%	4+	\$48,500	2042	**	5	\$11,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Kitchen Area									
	Vinyl Tile	70%	0-2	\$33,500	2034	**	3	\$26,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component 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%	0-2	\$81,300	2034	**	5	\$15,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Exposed Struc: Concrete	70%			LIFE	**	5	\$11,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$165,700	2055	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Various								
Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
Location : Entire								
Free Standing Walls								
Masonry: Brick	100%	Now	\$17,100	2059	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Loading Dock Area, Garbage Collection Area								
Site Pavements								
On-Site Walkways								
Asphalt	30%			2032	\$90,000			
Cast in Place Concrete	70%			2042	**			
Parking/Driveway								
Asphalt	100%			2032	\$551,100			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
	Raceway							
	Conduit	95%		2029	\$104,000	1		
	Conduit	5%		2039	* *	1		
	Panelboards							
	Fused Disc Sw	10%		2028	\$7,400	5	\$200	
	Molded Case Bkrs	90%		2028	\$66,900	5	\$1,600	
	Wiring							
	Thermoplastic	90%		2029	\$152,900	1		
	Thermoplastic	10%		2039	* *	1		
	Motor Controllers							
	Locally Mounted	100%		2027	\$144,700	5	\$500	
Ground								
	Grounding Devices							
	Generic	100%		LIFE	* *	5	\$1,000	
Stand-by Power								
	Transfer Switches							
	Automatic	100%		2027	\$12,400	1	\$21,000	
	Generators							
	Diesel	100%		2025	\$97,500	1	\$26,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 40 Kilowatt</i>							
	Batteries							
	Lead/Acid	100%		2023	\$1,700	5	\$2,500	
	Fuel Storage							
	Day Tank	50%		2028	\$2,700	5	\$6,300	
	Main Tank	50%		2032	\$4,600	5	\$1,000	
Lighting								
	Interior Lighting							
	Fluorescent	50%		2024	\$618,400	10	\$31,200	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%		2039	* *	10	\$6,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%		2034	* *	10	\$6,200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallway And Cafeteria</i>							
	Fluorescent	30%		2034	* *	10	\$18,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Egress Lighting							
	Emergency, Service	40%		2024	\$14,800	1		
	Emergency, Service	15%		2034	* *	1		
	Exit, Service	40%		2034	* *	1		
	Exit, Service	5%		2024	\$1,300	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2024	\$20,300	4	\$4,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : 1st Floor To 2nd Floor					
				Explanation : Not In Service					
Fire Suppression									
	Sprinkler								
	Generic	100%			2039		* *	1-2	\$19,100
	Chemical System								
	Generic	100%			2024	\$28,900	1-3	\$3,700	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,700			
Interior Architecture	\$51,200			\$400
Electrical	\$4,900		\$100	
Mechanical	\$1,500		\$2,000	
Site Enclosure	\$16,200			
Total	\$120,500		\$2,100	\$400
Importance Code A	\$46,900		\$200	
Importance Code B	\$53,300		\$1,900	\$400
Importance Code C	\$20,300			
Total	\$120,500		\$2,100	\$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
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	\$2,500	LIFE	**	5	\$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Corner And Wall Openings									
	Masonry: Brick	86%			LIFE	**	5	\$10,700	
	Metal Coiling Doors	10%	Now	\$38,900	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	\$28,600	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	\$700	
	Plywood/Hardboard	50%	Now	\$3,800	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									

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

Interior

Ceilings

AcousTileSusp.Lay-In 50% Now \$13,600 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 * * 10 \$900

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

Location : Throughout

Explanation : Abandon Equipment Stored Between Steel Open Web Joist

Metal Panel 35% Now \$3,900 LIFE * * 5 \$1,300

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

Location : Throughout

Site Enclosure

Fence/Gates

Chain Link 100% Now \$16,200 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 * *

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 \$4,900 2042 * *

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

Location : Throughout The Building

Exterior Lighting

HID 30% 2032 \$2,500 10

No Component 70%

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

\$2,000

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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

\$37,300

2

\$900

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Window/Wall Unit

30%

0-2

\$1,300

2032

\$1,300

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

Electric

100%

2025

\$1,900

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%

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$466,700	\$112,300
Interior Architecture	\$642,600	\$804,300
Electrical	\$1,012,400	\$365,100
Mechanical	\$207,800	\$903,300
Site Pavements	\$264,700	
Total	\$2,594,200	\$2,185,000
Importance Code A	\$466,700	\$112,300
Importance Code B	\$1,680,300	\$2,072,700
Importance Code C	\$447,200	
Total	\$2,594,200	\$2,185,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,000			\$27,600
Interior Architecture	\$117,100			\$10,700
Electrical	\$13,500	\$8,300	\$7,700	\$7,600
Mechanical	\$69,200	\$14,300	\$22,000	\$62,500
Site Enclosure	\$7,100			
Site Pavements	\$8,000			\$400
Total	\$263,900	\$22,600	\$29,800	\$108,800
Importance Code A	\$56,500	\$7,600	\$7,600	\$35,300
Importance Code B	\$155,100	\$15,000	\$22,200	\$73,100
Importance Code C	\$52,300			\$400
Total	\$263,900	\$22,600	\$29,800	\$108,800



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
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	\$187,200	LIFE	**	5	\$112,300	
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : At Bulkhead Stairs							
	Masonry: Limestone	5%			LIFE	**	5	\$5,300	
	Stucco Cement	15%			2036	**	5	\$52,600	
Windows									
	Aluminum	98%	Now	\$134,400	2047	**	5	\$14,500	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Explanation : Damaged And Missing Metal Security Grilles							
	Metal Louvers	2%	Now	\$400	2040	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Rooftop Penthouse							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$10,000	
	Masonry: Brick	75%			LIFE	**	5	\$9,700	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Panel	5%			2051	**	5	\$2,500	
	Metal: Cage/Fence	5%	Now	\$2,800	2036	**	5	\$2,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Recreation Yard On Lower Roof							
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Recreation Yard On Lower Roof							
	Pre-Cast Concrete	5%			LIFE	**	5	\$4,100	
Roof									
	Asphalt Macadam	20%	Now	\$45,700	2041	**	5	\$4,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Outdoor Recreation Area							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Outdoor Recreation Area							
	Modified Bitumen	80%	Now	\$145,100	2036	**			
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%							
		Location : Upper Roof							
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Upper Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Upper Roof And Bulkhead Stairs							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$25,000	
	Ceramic Tile	10%	Now	\$48,900	2034	**	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Kitchen And Toilets Throughout								
	Patching Evident, Extent : Light, Area Affected : 40%								
	Location : Kitchen And Toilets Throughout								
	Marble Panels	5%			LIFE	**	5	\$4,300	
	Vinyl Tile	75%	Now	\$402,200	2031	\$804,300	3	\$32,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout Corridors, Dormitories And Offices								
	Loose Units, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Corridors, Dormitories And Offices								
	Patching Evident, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors, Dormitories And Offices								
Interior Walls									
	Ceramic Tile	5%	Now	\$64,400	2034	**	5	\$5,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 40%								
	Location : Kitchen And Toilets								
	Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
	Fiberglass Panel	5%			LIFE	**			
	Gypsum Board	10%	Now	\$4,800	LIFE	**	5	\$12,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	2%	Now	\$37,200	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Main Entrance								
	Plaster	63%	Now	\$118,000	LIFE	**	5	\$39,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Stair Towers A And B And Dormitories Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Stair Towers A And B And Dormitories Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$5,100	2044	**	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices And Laundry Rooms Throughout							
	Exposed Struc: Concrete	10%			LIFE	**	5	\$1,800	
	Metal Panel	10%	0-2	\$21,100	LIFE	**	5	\$14,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Kitchen							
	Plaster	70%	0-2	\$57,900	LIFE	**	5	\$49,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Recreation Room							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Recreation Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	85%	Now	\$7,100	2051	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Along Glenmore Avenue							
	Iron Picket	15%			2051	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$4,900	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Tree Pits							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : At Tree Pits							
	On-Site Walkways								
	Cast in Place Concrete	50%			2036	**			
	Metal	50%	Now	\$3,100	2041	**	1-3	\$1,300	
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Stair To Roof Play Area							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Exterior Stair To Roof Play Area							
		Explanation : Condemned, Not Used							

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

Asset # : 1973

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Parking/Driveway								
	Asphalt	90%	Now	\$264,700	2040		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Misaligned/Bulging, Extent : Severe, Area Affected : 10%					
				Location : North Lot					
				Ponding, Extent : Moderate, Area Affected : 10%					
				Location : North Lot					
				Sinking/Subsiding, Extent : Severe, Area Affected : 10%					
				Location : North Lot					
	Cast in Place Concrete	10%			2036		* *		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2031	\$20,400	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2031	\$20,400	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	25%			2041	* *	5	\$100	
	Fused Disc Sw	50%			2031	\$67,500	5	\$200	
	Molded Case Bkrs	25%			2041	* *	5	\$600	
Raceway									
	Conduit	25%			2041	* *	1		
	Conduit	75%			2031	\$82,100	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$9,900	5	\$200	
	Fused Toggle Switch	10%	2-4	\$9,900	2056	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	75%			2030	\$74,300	5	\$1,700	
	Molded Case Bkrs	5%			2039	* *	5	\$100	
Wiring									
	Braided Cloth	30%	2-4	\$51,000	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2041	* *	1		
	Thermoplastic	20%			2031	\$34,000	1		

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2029	\$107,200	5	\$600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$12,400	1	\$26,500	
	Generators								
	Diesel	100%	Now	\$97,500	2046	* *	1	\$30,000	
	Engine Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Exterior Side Yard								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 188 Kilovolt-ampere								
Batteries									
	Not Accessible	100%							
Fuel Storage									
	Main Tank	100%			2034	* *	5	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : One 275 Gallon Tank								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2036	* *	10	\$3,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	45%			2026	\$623,400	10	\$31,500	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Fluorescent	50%			2036	* *	10	\$35,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Egress Lighting									
	Emergency, Service	30%			2036	* *	1		
	Emergency, Battery	20%			2031	\$22,700	10	\$3,700	
	Exit, Service	30%			2031	\$8,400	1		
	Exit, Service	20%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$71,900	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Operated Via Photocell								
	No Component	80%							

Alarm

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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

Alarm

Security System

No Component

90%

Generic

10%

2036

* *

1

\$3,200

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2026

\$98,600

1-3

\$5,500

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$75,500

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

Location : Basement

Explanation : 2 Natural Gas Fired Steam Boilers

Distribution

Steam Piping/Pump

100%

2041

* *

Terminal Devices

Air Handler

45%

2031

\$499,500

1

\$21,200

Convactor/Radiator

50%

Now

\$21,100

2036

* *

1

\$11,100

Broken, Extent : Light, Area Affected : 10%

Location : Traps And Thermostats

Fan Coil Unit/Heat

5%

Now

\$29,600

2031

\$59,100

1

\$1,100

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

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Exterior Pkg Unit -

Cooling

10%

2031

\$63,900

2

\$500

Window/Wall Unit

40%

2026

\$65,800

1

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

Location : 3rd Floor

Explanation : Third Floor Units Maintained By Others

No Component

50%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$42,500

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

Asset # : 1973

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%	Now	\$84,200	2031	\$280,800	2	\$1,900	
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : 3rd And 4th Floors					
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : 3rd And 4th Floors					
				Explanation : Some Large Ceiling Fans Have Been Installed					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$48,100	2	\$1,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$57,800	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 10%					
				Location : Kitchen Sinks Cannot Be Used Becuase The Waste Comes Back Up The Floor Drains					
				Other Observation, Extent : Moderate, Area Affected : 10%					
				Location : Kitchen					
				Explanation : The Grease Traps Are Not Maintained And Are Corroded					
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,300	LIFE	* *	1		
				Broken, Extent : Moderate, Area Affected : 10%					
				Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe					
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$13,600	4	\$2,700	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2036	* *	1	\$2,300	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Basement					
				Explanation : Sprinkler Service					
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$21,400	
	Fire Pump								
	Generic	100%			2040	* *	1	\$14,200	

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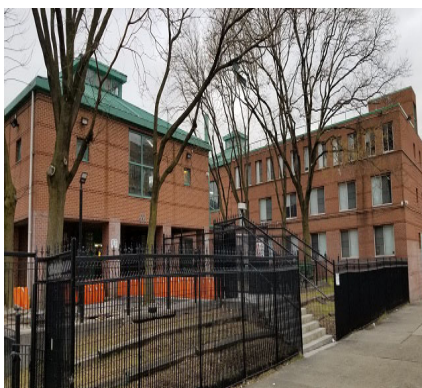
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 : 26-Jan-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$736,600	
Interior Architecture	\$280,600	\$83,000
Electrical		\$265,400
Mechanical		\$196,600
Site Pavements	\$299,300	
Total	\$1,316,500	\$545,000
Importance Code A	\$736,600	
Importance Code B	\$376,400	\$545,000
Importance Code C	\$203,500	
Total	\$1,316,500	\$545,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,400			
Interior Architecture	\$86,400			\$10,000
Electrical	\$2,700	\$1,500	\$2,300	\$1,800
Mechanical	\$60,400	\$8,100	\$26,500	\$7,400
Site Enclosure	\$7,500		\$11,000	
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$216,400	\$13,500	\$43,800	\$23,200
Importance Code A	\$55,400	\$3,000	\$3,000	\$3,000
Importance Code B	\$138,000	\$10,500	\$29,800	\$20,200
Importance Code C	\$22,900		\$11,000	
Total	\$216,400	\$13,500	\$43,800	\$23,200



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
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	\$1,200	
	Masonry: Brick	70%	Now	\$227,400	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	\$88,600	
Windows									
	Aluminum	100%	Now	\$509,300	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	**	5-10	\$2,100	
	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	\$5,700	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	\$62,400	3	\$8,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$19,400	
	Ceramic Tile	10%	Now	\$37,900	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	\$58,200	2037	**	3	\$23,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : At Entrance And Exits								
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$20,000	
	Glass: Single Pane	2%			LIFE	**	5	\$3,000	
	Gypsum Board	70%			LIFE	**	5-10	\$119,300	
	Masonry: Brick	3%			LIFE	**	10	\$900	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$11,100	
	Gypsum Board	75%			LIFE	**	5-10	\$228,200	
	Plaster	15%			LIFE	**	5-10	\$22,800	
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	\$7,500	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	\$114,600	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	\$3,000	2045	**				

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

Location : Walkway Adjacent To Parking Area

Parking/Driveway

Asphalt	100%	Now	\$126,300	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	\$58,400	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		\$1,800	
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Lighting

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

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DEPT. OF HOMELESS SERVICES - 071
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	\$45,500	10	\$7,400	
	Exit, LED	40%			2067	* *	1		
	Exit, Service	10%			2032	\$2,200	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2047	* *	5	\$1,800	
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	\$20,400	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	\$209,400	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		
	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							

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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									
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$4,900	2048	**	4	\$3,000	
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Basement. Leaking Hot Water Piping									
Terminal Devices									
	Air Handler	10%			2032	\$88,800	1	\$3,800	
	Convactor/Radiator	90%			2037	**	1	\$17,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
Conversion Equipment									
	Split Unit	8%			2027	\$107,800			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lower Roof									
Explanation : Deteriorated Condenser Pipe Insulation									
	Split Unit	2%	Now	\$27,000	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	\$1,300	2025	\$13,200	1		
Malfunctioning, Extent : Moderate, Area Affected : 5%									
Location : Window/Wall Unit In Conference Room Not Working									
	No Component	80%							
Distribution									
	Ductwork/Diffusers	10%	Now	\$700	LIFE	**	2	\$7,900	
Insul. Deteriorating, Extent : Light, Area Affected : 2%									
Location : Basement Hallway									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement And 2nd Floor Multipurpose Room									
Explanation : Ductwork In Basement And Multipurpose Room 2nd Floor									
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	

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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	\$9,600	4	\$1,900	
	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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : CQR1
Program / Asset # : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 30,690 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$790,600	
Electrical		\$214,900
Mechanical		\$310,500
Total	\$790,600	\$525,400
Importance Code A	\$790,600	
Importance Code B		\$525,400
Total	\$790,600	\$525,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$36,400			
Interior Architecture	\$74,600	\$1,100	\$6,800	\$2,000
Electrical	\$2,800	\$2,400	\$2,200	\$2,600
Mechanical	\$35,500	\$5,800	\$50,500	\$4,600
Site Enclosure	\$1,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,100	\$13,300	\$63,500	\$13,200
Importance Code A	\$39,500	\$3,000	\$3,100	\$3,000
Importance Code B	\$87,300	\$10,300	\$60,400	\$10,200
Importance Code C	\$28,300			
Total	\$155,100	\$13,300	\$63,500	\$13,200



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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	36%	0-2	\$128,300	LIFE	**	5	\$12,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : All Facades							
Masonry: Brick	60%	Now	\$213,900	LIFE	**	5	\$21,400	1
	Expansion Joint Failure, Extent : Severe, Area Affected : 40%							
	Location : Bulkhead							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Staircase A, Several 4th Floor Rooms							
Pre-Cast Concrete	2%			LIFE	**	5	\$2,300	
Stucco Cement	2%			2043	**	5	\$1,800	
Windows								
Aluminum	100%	Now	\$14,600	2046	**	5	\$1,600	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Staircase A On The 4th Floor							
Parapets								
Masonry: Brick	45%	Now	\$15,000	LIFE	**	5	\$2,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Stucco On Brick Inner Face							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Roof And Exterior Face							
Masonry: Brick	40%			LIFE	**	5	\$2,100	
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Rail	5%			2043	**	5-10	\$4,700	
Pre-Cast Concrete	5%	Now	\$3,100	LIFE	**	5	\$1,600	
	Water Penetration, Extent : Severe, Area Affected : 40%							
	Location : Roof							
	Other Observation, Extent : Severe, Area Affected : 40%							
	Location : Main Roof							
	Explanation : Missing Coping Stone Flashing							
Roof								
Modified Bitumen	95%	Now	\$382,600	2040	**			1
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Main Roof							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Rooms 401, 405, 411 And Others							
Skylight, Metal/Glass	5%	Now	\$65,800	2040	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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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									
Floors									
	Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Stairs Steps								
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Quarry Tile	20%			2035	**	5	\$13,600	
	Terrazzo	38%	Now	\$17,700	LIFE	**	5	\$13,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Steps								
	Vinyl Tile	35%			2035	**	3	\$7,900	
Interior Walls									
	Ceramic Tile	15%			2033	**	5	\$11,600	
	Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
	Gypsum Board	15%			LIFE	**	5	\$7,000	
	Plaster	60%	Now	\$20,600	LIFE	**	5	\$14,000	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staircase A, Room 401 And Other 4th Floor Units								
Ceilings									
	AcousTileSusp.Lay-In	15%			2043	**	5	\$6,800	
	Gypsum Board	10%			LIFE	**	5	\$5,700	
	Plaster	75%	Now	\$24,600	LIFE	**	5	\$21,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Staircase A, Throughout 4th Floor								
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$1,900	2050	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Gate On 175th Street								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			
Parking/Driveway									
	Asphalt	60%			2039	**			
	Cast in Place Concrete	40%			2043	**			
Activity Yard									
	Asphalt	55%			2039	**			
	Rubber Matting	45%			2035	**			

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$5,400	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$81,000	5	\$100	
	Raceway								
	Conduit	90%			2030	\$35,100	1		
	Conduit	10%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$2,500	5		
	Molded Case Bkrs	85%			2029	\$42,100	5	\$700	
	Molded Case Bkrs	10%			2038	* *	5	\$100	
	Wiring								
	Thermoplastic	90%			2030	\$51,200	1		
	Thermoplastic	10%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$82,700	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	LED	100%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$3,700	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	HID	30%			2030	\$38,400	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$3,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$19,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2050	**	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Underground Vault In Parking Lot Explanation : One 5,000 Gallon Tank						
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$30,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 1 Dual Fuel Sectional Steam Boiler						
	Distribution								
	Steam Piping/Pump	100%	0-2	\$2,800	2030	\$140,500			
			Insul. Deteriorating, Extent : Moderate, Area Affected : 10% Location : Boiler Room						
	Terminal Devices								
	Convactor/Radiator	100%			2028	\$170,100	1	\$9,900	
			On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2025	\$26,500	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$2,600	
	No Component	85%							
	Exhaust Fans								
	Interior	5%			2030	\$5,700	2		
	Roof	10%			2030	\$5,300	2	\$100	
	No Component	85%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$23,700	2040	**	1		
			Loose, Extent : Moderate, Area Affected : 80% Location : Raising Valves, Various Locations In Basement Other Observation, Extent : Moderate, Area Affected : 20% Location : Water Main Piping, Basement Explanation : Insulation Needed						
	Water Heater								
	Gas Fired	100%			2025	\$19,400	2	\$400	
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$4,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	0-2	\$4,700	LIFE	**	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 5%					
				Location : Basement					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Sump Pump(s)								
	Non-Submersible	100%		2030		\$4,800	4	\$600	
	Backflow Preventer								
	Generic	100%		2030		\$8,100	1	\$1,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 4th Floor					
				Explanation : 1 Unit. Repair Parts Are Out Of Market.					
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%		2030		\$15,600	1-2	\$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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : CQR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$115,200	
Total	\$115,200	
Importance Code A	\$115,200	
Total	\$115,200	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,400		\$11,100	\$800
Interior Architecture	\$11,700	\$1,700	\$3,900	\$500
Electrical	\$800	\$700	\$600	\$800
Mechanical	\$8,200	\$1,700	\$16,900	\$1,300
Total	\$62,100	\$4,100	\$32,500	\$3,400
Importance Code A	\$42,200	\$900	\$12,000	\$1,700
Importance Code B	\$8,900	\$1,600	\$20,500	\$1,700
Importance Code C	\$10,900	\$1,700		
Total	\$62,100	\$4,100	\$32,500	\$3,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER / ANNEX
Asset # : 4465

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	25%			LIFE	**	5	\$4,700	
	Masonry: Brick	48%	Now	\$60,200	LIFE	**	5	\$9,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : All Facades Of 4 Story Building							
	Pre-Cast Concrete	2%			LIFE	**	5	\$1,200	
	Stucco Cement	25%			2035	**	5	\$11,800	
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Parapets									
	Masonry: Brick	15%	Now	\$34,300	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Stair Bulkhead							
	Masonry: Brick	55%			LIFE	**	5	\$2,000	
	Pre-Cast Concrete	5%	Now	\$7,100	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Stair Bulkhead And Parapet Wall							
	Wood Cornice	25%			2040	**	5-10	\$11,800	
Roof									
	Asphalt Shingle	70%			2039	**	10	\$1,400	
	Modified Bitumen	30%	Now	\$55,000	2040	**			
		Water Penetration, Extent : Severe, Area Affected : 80%							
		Location : 4th Floor Corridor, Room 450, Stair D Bulkhead.							
Interior									
Floors									
	Quarry Tile	35%			2035	**	5	\$7,900	
	Terrazzo	35%			LIFE	**	5	\$4,100	
	Vinyl Tile	28%			2035	**	3	\$2,100	
	Wood	2%			2058	**	5	\$600	
Interior Walls									
	Ceramic Tile	15%			2039	**	5	\$3,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$900	
	Gypsum Board	20%			LIFE	**	5	\$2,700	
	Plaster	55%	Now	\$10,900	LIFE	**	5	\$3,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Stair D At 1st And 4th Floor							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair D							
Ceilings									
	Gypsum Board	20%			LIFE	**	5	\$3,600	
	Plaster	80%			LIFE	**	5	\$7,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			

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

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

Asset # : 4465

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

* *

On-Site Walkways

Cast in Place Concrete

100%

2043

* *

Parking/Driveway

Asphalt

100%

2039

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2030

\$2,800

5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Raceway

Conduit

100%

2030

\$9,400

1

Panelboards

Fused Disc Sw

5%

2029

\$800

5

Molded Case Bkrs

95%

2029

\$20,400

5

\$200

Wiring

Thermoplastic

100%

2030

\$11,800

1

Motor Controllers

Locally Mounted

100%

2047

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

LED

100%

2038

* *

Egress Lighting

Emergency, Battery

50%

2038

* *

10

\$1,100

Exit, Service

50%

2038

* *

1

Exterior Lighting

HID

30%

2030

\$11,300

10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$1,000

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

Location : Hallways And Outside Perimeter

Explanation : CCTV Surveillance Cameras

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

Asset # : 4465

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$5,700

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

Location : Throughout The Building

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2040

* *

5

\$2,800

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$8,900

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

Location : Basement Boiler Room

Explanation : 1 Steam Boiler

Distribution

Steam Piping/Pump

100%

2030

\$41,200

Terminal Devices

Convactor/Radiator

100%

2028

\$49,900

1

\$2,900

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

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Window/Wall Unit

25%

2025

\$4,900

1

No Component

75%

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

* *

2-5

\$1,000

No Component

80%

Exhaust Fans

Interior

20%

2030

\$6,600

2

\$100

No Component

80%

Plumbing

H/C Water Piping

Brass/Copper

100%

0-2

\$6,900

2040

* *

1

Loose, Extent : Moderate, Area Affected : 80%

Location : Raising Valves, Various Locations In Basement

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

Location : Water Main Piping, Basement

Explanation : Insulation Needed

Water Heater

Oil Fired

100%

2025

\$7,700

1

\$300

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

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

Asset # : 4465

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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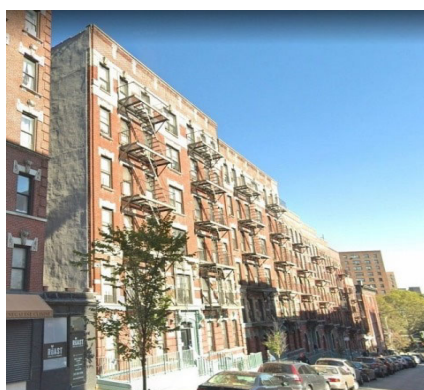
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$359,500	\$273,800
Interior Architecture	\$911,300	\$211,700
Electrical		\$1,913,900
Mechanical	\$27,000	\$462,400
Total	\$1,297,800	\$2,861,800
Importance Code A	\$359,500	\$614,800
Importance Code B	\$740,600	\$2,174,300
Importance Code C	\$197,600	\$72,700
Total	\$1,297,800	\$2,861,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$27,200			
Interior Architecture	\$6,700			\$3,700
Electrical	\$2,100	\$2,300	\$3,200	\$1,900
Mechanical	\$11,900	\$25,900	\$11,400	\$7,500
Total	\$48,000	\$28,300	\$14,600	\$13,100
Importance Code A	\$31,400	\$4,400	\$4,200	\$4,200
Importance Code B	\$16,600	\$23,900	\$10,400	\$8,900
Importance Code C				
Total	\$48,000	\$28,300	\$14,600	\$13,100



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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,100	
	Masonry: Brick	45%			LIFE	**	5	\$66,900	
	Metal, Corrugated	10%			2055	**	1		
	Stucco Cement	40%			2042	**	5	\$148,800	
Windows									
	Aluminum	90%	Now	\$264,600	2045	**	5	\$14,300	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
	Metal Clad	10%			2037	**	5	\$19,800	
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$6,200	
	Stucco Cement	35%			2042	**	5	\$8,700	
Roof									
	Modified Bitumen	95%	4+	\$94,800	2034	**			
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : 183 East 100th Street							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof Over Community Room							
	Skylight, Metal/Glass	5%	2-4	\$27,200	2049	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 179 East 100th Street							
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$3,400	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$3,400	LIFE	**	5	\$12,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	20%	Now	\$150,400	2038	**	5	\$11,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Vinyl Tile	25%	0-2	\$55,000	2034	**	3	\$11,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Wood	45%	0-2	\$384,000	2044	**	5	\$49,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Ceramic Tile	25%	2-4	\$142,100	2038	* *	5	\$23,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	65%	Now	\$55,500	LIFE	* *	5	\$72,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Fieldstone	5%			LIFE	* *			
	Plaster	5%			LIFE	* *	5	\$2,800	
Ceilings									
	Gypsum Board	95%	Now	\$124,300	LIFE	* *	5	\$139,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Plaster	5%			LIFE	* *	5	\$3,700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2034	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	* *			

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2034	* *	5	\$300	
	Locally Mounted	50%			2027	\$93,000	5	\$300	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Covered With Insulation							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$621,100	10	\$31,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	60%			2029	\$931,600	2	\$1,100	
	Egress Lighting								
	Exit, Service	50%			2029	\$15,700	1		
	Exit, Battery	50%			2029	\$54,000	10	\$2,900	
	Exterior Lighting								
	HID	20%			2029	\$71,300	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop And Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2029	\$142,900	1	\$16,000	
	Fire/Smoke Detection								
	No Component	95%							
	Generic, Analog	5%			2029	\$48,900	1-3	\$2,700	

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%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	50%			2027	\$341,000	1	\$21,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit With 4 Sections							
	Hot Water Boiler	50%			2046	* *	1	\$21,100	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Basement For Building 179 And 183							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$4,200	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$27,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Split Unit	5%			2029	\$94,400			
	Window/Wall Unit	10%			2024	\$18,400	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2037	**	2	\$500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2039	**	1		
	Galvanized Steel	80%			2034	**	1		
	Water Heater								
	Gas Fired	50%			2023	\$27,000	2	\$600	
	Gas Fired	50%			2028	\$27,000	2	\$600	
		Recent Installation, Extent : N/A, Area Affected : 50%							
		Location : Basement For Building 179 And 183							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$3,000	4	\$2,700	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	**	1-2	\$6,000	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$50,100	
Electrical		\$80,900
Total	\$50,100	\$80,900
Importance Code B	\$50,100	\$80,900
Total	\$50,100	\$80,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$207,500	\$800		
Interior Architecture	\$57,200			\$700
Electrical	\$600	\$500	\$500	\$400
Mechanical	\$800	\$8,700	\$1,100	\$700
Total	\$266,100	\$10,100	\$1,500	\$1,800
Importance Code A	\$208,000	\$1,300	\$400	\$400
Importance Code B	\$41,300	\$8,700	\$1,100	\$1,300
Importance Code C	\$16,800			
Total	\$266,100	\$10,100	\$1,500	\$1,800



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
JOSE GONZALEZ HOUSE
Asset # : 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
	Exterior Walls							
	Masonry: Brick	55%	Now	\$49,600	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	\$36,200	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	\$3,600	5-10	\$3,100
	Stucco Cement	25%	Now	\$36,000	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	\$2,000	2054	**	5	\$300
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%						
		Location : Basement						
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%						
		Location : Basement						
		Split/Cracked, Extent : Moderate, Area Affected : 50%						
		Location : Basement						

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

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									
	Parapets								
	Cast Stone/Terra Cotta	5%	Now	\$2,700	LIFE	**	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	Masonry: Brick	45%	Now	\$10,900	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	\$5,000	LIFE	**	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal: Cage/Fence	35%	0-2	\$7,300	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	\$46,400	2039	**			
		Alligatoring, Extent : Moderate, Area Affected : 85%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal, Corrugated	10%			2027	\$1,800	1		
	Skylight, Metal/Glass	5%			2029	\$29,700	10	\$600	

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
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	\$800	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	\$10,900	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	\$50,100	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	\$2,700	2032	\$27,000	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+	\$14,100	LIFE	**	5	\$23,000	
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$23,800	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	\$4,500	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									

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

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

Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%			2034		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2039		**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 200 Ampere Main Disconnect Switch*

Raceway

Conduit	98%			2039		**	1		
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Conduit	2%	2-4		2049		**	1		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Panelboards

Fused Disc Sw	5%			2037		**	5		
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Molded Case Bkrs	95%			2037		**	5	\$100	
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Wiring

Thermoplastic	100%			2039		**	1		
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Motor Controllers

Locally Mounted	98%			2034		**	5		
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Locally Mounted	2%	2-4	\$200	2049		**	5		
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*Corroded, Extent : Moderate, Area Affected : 50%**Location : Roof*

Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2034		**	1	\$1,400	
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Generators

Natural Gas	100%			2032	\$80,900		1	\$1,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One 5 Kilovolt-ampere*

Lighting

Interior Lighting

Fluorescent	100%			2029	\$10,800		10	\$4,100	
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*Other Observation, Extent : Light, 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.

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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

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

Lighting

Egress Lighting

Emergency, Service	40%		2029	\$1,000	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	* *	1-3		\$1,400

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

Heating

Energy Source

Natural Gas	100%		2039	* *	1		
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Conversion Equipment

Steam Boiler	100%		2034	* *	1		\$4,400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump	100%		2029	\$20,400			
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Terminal Devices

Convactor/Radiator	100%		2027	\$24,700	1		\$1,400
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Air Conditioning

Energy Source

Electricity	100%		2037	* *	1		
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Conversion Equipment

Exterior Pkg Unit - Cooling	20%		2024	\$7,500	2		\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Rooftop

Explanation : 2 Units Serve Hallways.

Window/Wall Unit	5%		2024	\$500	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st Floor - Security Office

Explanation : 1 Unit

No Component	75%						
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Distribution

Ductwork/Diffusers	20%		LIFE	* *	2		\$1,200
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No Component	80%						
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Ventilation

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

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DEPT. OF HOMELESS SERVICES - 071
JOSE GONZALEZ HOUSE
Asset # : 13580

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Wall Unit	5%		2024	\$100	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor - Bathroom And Basement - Kitchen</i> <i>Explanation : 2 Units</i>						
	No Component	95%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2029	\$34,400	1		
	Water Heater							
	Gas Fired	100%		2027	\$2,800	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2039	* *	1-2	\$1,200	
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i>						

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.
Borough : MANHATTAN **Agency's Number** : M060
Program / Asset # : DHS0068.000 / 4440 **Yr Built/Renovated** : 1900 / 2013
Area Sq Ft : 23,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Apr-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$72,900	
Electrical	\$159,500	\$703,100
Mechanical		\$373,700
Total	\$232,400	\$1,076,900
Importance Code B	\$232,400	\$1,076,900
Total	\$232,400	\$1,076,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$55,600	\$2,100	
Interior Architecture	\$3,400	\$10,300		\$4,900
Electrical	\$15,300	\$5,900	\$2,300	\$2,400
Mechanical	\$16,700	\$5,500	\$6,300	\$3,000
Total	\$35,400	\$77,200	\$10,700	\$10,200
Importance Code A	\$1,200	\$56,800	\$3,200	\$1,200
Importance Code B	\$32,000	\$20,400	\$7,400	\$9,100
Importance Code C	\$2,200			
Total	\$35,400	\$77,200	\$10,700	\$10,200



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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	7%			LIFE	**			
Masonry: Brick	35%			LIFE	**	5	\$20,300	
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal Panel	5%			2039	**	5-10	\$19,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : Metal Cornice								
Stucco Cement	45%			2034	**	5	\$65,200	
Window Wall	3%			2049	**	5	\$6,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : First Floor Entry								
Explanation : This Is Actually Storefront Glazing								
Windows								
Aluminum	100%			2045	**	5	\$4,200	
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$4,000	
Metal Rail	25%			2042	**	5-10	\$25,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Modified Bitumen	98%			2034	**	10	\$14,300	
Skylight, Metal/Glass	2%			2049	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	5%			2038	**	5	\$2,300	
Vinyl Tile	85%	4+	\$72,900	2039	**	3	\$14,600	
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	35%			LIFE	**	5	\$18,700	
Masonry: Brick	15%			LIFE	**			
Plaster	38%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	45%			2034	**	5	\$20,500	
Gypsum Board	15%			LIFE	**	5	\$8,600	
Plaster	40%			LIFE	**	5	\$11,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2029	\$4,800	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Fused Disc Sw	5%			2029	\$300	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch For Fire Pump							
	Fused Disc Sw	5%			2029	\$300	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$81,000	5	\$100	
	Raceway								
	Conduit	100%			2029	\$39,000	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$1,700	5		
	Molded Case Bkrs	95%			2028	\$31,400	5	\$600	
	Wiring								
	Thermoplastic	100%			2029	\$56,900	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$62,000	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main Basement							
		Explanation : Corroded							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2027	\$6,000	1	\$7,200	
	Generators								
	Diesel	100%			2025	\$62,300	1	\$9,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 100 Kilowatts							
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$900	
	Fuel Storage								
	Main Tank	100%			2032	\$3,100	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 275 Gallons							

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
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	100%			2029	\$423,300	10	\$21,400	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Egress Lighting								
	Emergency, Service	60%			2029	\$7,600	1		
	Exit, Service	40%			2024	\$3,400	1		
	Exterior Lighting								
	HID	100%			2024	\$97,200	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$23,400	1	\$2,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways And Lobby					
				Explanation : CCTV Surveillance Cameras					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$80,000	1-3	\$4,400	
				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%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$11,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 3 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	90%			2027	\$116,200	1	\$6,800	
	Fan Coil Unit/Heat	10%			2034	* *	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

*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
KENTON HALL / FORMER KENTON HOTEL
Asset # : 4440

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	20%			2027	\$180,300	2	\$300	
	Reciprocating Compr/Chiller	10%			2029	\$20,500	1	\$1,100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 1st Floor Roof									
Explanation : One Split Air Conditioning Unit									
	Window/Wall Unit	5%			2024	\$2,500	1		
	No Component	65%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2029	\$16,100	1	\$800	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2029	\$4,600	2	\$1,600	
Other Observation, Extent : Light, Area Affected : 30%									
Location : First Floor Roof									
Explanation : 1 Exterior Unit									
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans									
	Interior	90%			2029	\$77,200	2	\$600	
	Roof	10%			2029	\$4,000	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2039	**	1		
	Galvanized Steel	70%			2034	**	1		
Water Heater									
	Electric	100%	0-2	\$12,700	2027	\$21,200	4	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : 2 Of 3 Units Not Working In The Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2039	**	1-2	\$6,500	
Fire Pump									
	Generic	100%			2038	**	1	\$4,400	

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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,046,300	\$1,929,900
Interior Architecture	\$936,600	\$3,412,600
Electrical	\$1,291,800	\$3,426,300
Mechanical	\$1,143,200	\$3,871,200
Total	\$5,417,900	\$12,639,900
Importance Code A	\$2,046,300	\$1,929,900
Importance Code B	\$3,128,900	\$9,365,300
Importance Code C	\$242,700	\$1,344,700
Total	\$5,417,900	\$12,639,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$72,900	\$40,600		
Interior Architecture	\$182,900	\$6,000		\$7,900
Electrical	\$58,700	\$11,000	\$38,400	\$26,300
Mechanical	\$100,000	\$23,600	\$24,800	\$22,100
Total	\$414,500	\$81,200	\$63,200	\$56,300
Importance Code A	\$86,800	\$54,500	\$13,900	\$13,900
Importance Code B	\$292,400	\$26,700	\$49,300	\$42,400
Importance Code C	\$35,300			
Total	\$414,500	\$81,200	\$63,200	\$56,300



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	\$251,300	LIFE	**	5	\$150,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	2%			LIFE	**	5	\$3,200	
	Masonry: Limestone	13%	Now	\$338,000	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	\$1,309,400	2052	**	5	\$14,100	
	Crtwt/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	\$147,600	2052	**	5	\$8,000	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$21,400	
	Masonry: Brick	50%			LIFE	**	5	\$13,800	
	Masonry: Brick	30%			LIFE	**	5	\$8,300	
	Metal Rail	10%			2044	**	5-10	\$49,900	
Roof									
	Built-Up (BUR)	40%	Now	\$37,700	2032	\$753,400			
	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	\$753,400	10	\$50,200	
	Slate	15%	0-2	\$35,300	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	\$48,100	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	\$44,800	2030	\$448,400	5	\$10,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Mosaic Tile	2%	Now	\$83,000	2040	**	5	\$5,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : At Main Entrance							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : At Main Entrance							
Terrazzo	5%	0-2	\$26,900	LIFE	**	5	\$8,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	23%			2027	\$452,400	3	\$18,100	
Vinyl Tile 9" X 9"	30%	Now	\$229,400	2032	\$764,500	3	\$23,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Wood	15%			2042	**	5	\$58,900	
Wood	5%	Now	\$381,500	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	\$242,700	2030	\$1,213,400	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	\$35,300	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	\$197,000	5		\$19,200	
AcousTileSusp.Lay-In	5%			2032	\$85,700	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	\$43,400	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	\$162,000	5		\$600	
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Raceway

Conduit	100%			2027	\$167,900	1			
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Panelboards

Fused Disc Sw	10%			2026	\$13,200	5		\$300	
Molded Case Bkrs	90%			2026	\$118,900	5		\$3,300	

Wiring

Thermoplastic	100%			2027	\$264,600	1			
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Motor Controllers

Locally Mounted	100%			2025	\$289,400	5		\$900	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$2,100	
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Stand-by Power

Transfer Switches

Automatic	100%			2025	\$24,900	1		\$43,100	
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Generators

Diesel	100%			2023	\$194,900	1		\$54,200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 120 Kilowatt

Batteries

Lead/Acid	100%			2023	\$1,700	5		\$5,200	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2030	\$18,700	5	\$4,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : No Nameplate Rating Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	100%			2027	\$2,543,200	10	\$128,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Egress Lighting								
	Emergency, Battery	50%			2023	\$104,300	10	\$16,900	
	Exit, Service	50%			2023	\$25,800	1		
	Exterior Lighting								
	HID	100%			2023	\$584,200	10	\$400	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2032	\$46,800	1	\$5,200	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	\$160,200	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	100%			2027	\$2,452,300	4	\$10,400	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	95%			2025	\$736,900	1	\$43,000	
	Unit Heater - Steam	5%			2023	\$25,900	4	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	* *	1		

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

DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Mechanical		Current 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%			2023	\$30,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
	No Component	95%							
	Exhaust Fans								
	Roof	5%			2032	\$12,000	2	\$200	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2037	* *	1		
	Galvanized Steel	50%	0-2	\$15,900	2025	\$317,900	1		
	Corroded, Extent : Moderate, Area Affected : 15%								
	Location : Basement								
	Water Heater								
	Gas Fired	100%			2026	\$88,400	2	\$2,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$22,100	4	\$4,400	
	Backflow Preventer								
	Generic	100%			2027	\$36,800	1	\$8,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2027	\$1,418,900	1-2	\$39,200	

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

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Maintenance \$ are aggregated over a 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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$62,700	
Electrical		\$648,700
Mechanical		\$224,800
Total	\$62,700	\$873,500
Importance Code A	\$62,700	
Importance Code B		\$873,500
Total	\$62,700	\$873,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$50,800			
Interior Architecture	\$114,100	\$4,100	\$1,100	\$1,700
Electrical	\$1,900	\$500	\$700	\$42,600
Mechanical	\$5,900	\$17,300	\$5,100	\$8,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$176,600	\$25,900	\$10,900	\$56,300
Importance Code A	\$53,000	\$2,100	\$2,200	\$2,100
Importance Code B	\$53,400	\$23,800	\$8,700	\$54,200
Importance Code C	\$70,300			
Total	\$176,600	\$25,900	\$10,900	\$56,300



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
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$49,600	
Efflorescence, Extent : Moderate, Area Affected : 5%									
Location : Chimney Along Riverdale Avenue									
Graffiti, Extent : Light, Area Affected : 5%									
Location : Along Riverdale Avenue									
	Masonry: Limestone	5%			LIFE	**	5	\$2,200	
	Metal, Corrugated	10%			2051	**	1		
Windows									
	Aluminum	100%	0-2	\$62,700	2047	**	5	\$6,800	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Throughout Bedrooms									
Parapets									
	Masonry: Brick	90%	4+	\$18,800	LIFE	**	5	\$5,900	
Efflorescence, Extent : Moderate, Area Affected : 15%									
Location : Throughout Interior Face									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : New Lots Avenue Façade									
Explanation : Torn Non-functioning Bird Netting									
	Masonry: Limestone	5%			LIFE	**	5	\$400	
	Metal Rail	5%			2048	**	5-10	\$5,900	
Roof									
	Modified Bitumen	98%	4+	\$29,700	2036	**			
Debris Present, Extent : Light, Area Affected : 10%									
Location : Sloped Roof Over Stairs									
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Skylight, Plastic	2%			2036	**	1		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,600	
	Ceramic Tile	5%			2040	**	5	\$2,200	
	Quarry Tile	5%			2036	**	5	\$3,300	
	Terrazzo	5%			LIFE	**	5	\$1,700	
	Vinyl Tile	75%			2036	**	3	\$12,400	

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$6,300	2040	* *	5	\$1,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Kitchen							
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
Masonry: Brick	10%	Now	\$17,900	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Boiler Room							
Marble Panels	5%	0-2	\$18,300	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	\$27,700	LIFE	* *	5	\$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Roof Access Stair And Basement Corridor							
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$11,800	2036	* *	5	\$6,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Cafeteria							
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : First Floor Corridor							
Embossed Metal	5%			LIFE	* *	5	\$1,000	
Gypsum Board	15%			LIFE	* *	5	\$8,300	
Plaster	50%	Now	\$32,000	LIFE	* *	5	\$13,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Basement Utility Rooms							
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2066	* *			
Masonry: Brick	10%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : New Lots Avenue Side							
	Explanation : Concrete Areaway Walls							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2036

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Riverdale Avenue Side**Other Observation, Extent : Light, Area Affected : 30%**Location : Riverdale Avenue Side**Explanation : Rust And Trash Staining From Dumpsters*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2031

\$5,400

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 200 Ampere Main Disconnect Switches*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$81,000

5

\$600

Raceway

Conduit

90%

2031

\$35,100

1

Conduit

10%

2051

* *

1

Panelboards

Fused Disc Sw

10%

2030

\$3,300

5

\$100

Molded Case Bkrs

20%

2047

* *

5

\$100

Molded Case Bkrs

70%

2030

\$23,100

5

\$400

Wiring

Thermoplastic

10%

2051

* *

1

Thermoplastic

90%

2031

\$51,200

1

Motor Controllers

Locally Mounted

100%

2029

\$62,000

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

Interior Lighting

Fluorescent

100%

2031

\$403,600

10

\$20,400

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

Egress Lighting

Emergency, Battery

50%

2026

\$16,600

10

\$2,700

Exit, Service

50%

2026

\$4,100

1

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	20%			2026	\$18,500	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Operated Via Photocell							
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	18%			2036	**	1	\$1,500	
	Generic	2%	Now	\$1,500	2041	**	1	\$200	
		Cameras Damaged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2031	\$50,900	1-3	\$2,700	
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								
	Electricity	5%			2061	**	1		
	Natural Gas	95%			2041	**	1		
	Conversion Equipment								
	Radiant Heater	5%			2031	\$20,400	2	\$500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various							
		Explanation : Electic Unit Heater In Cafeteria.							
		Air Curtain In Main Entrance Door							
	Steam Boiler	95%			2036	**	1	\$20,900	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement							
		Explanation : 2 Natural Gas Fired Steam Boilers							
	Distribution								
	Steam Piping/Pump	100%	0-2	\$2,000	2031	\$101,700			
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : 1 Of Condensate Return Pump In Boiler Room							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$123,100	1	\$7,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		

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DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL
Asset # : 1971

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$4,800	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,200	
	No Component	90%							
	Exhaust Fans								
	Roof	96%			2031	\$36,700	2	\$700	
	Wall Unit	4%			2031	\$300	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$14,000	2	\$300	
	HW Heat Exchanger								
	Steam Fired	100%			2041	* *	4	\$2,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : Abandoned In Place								
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$6,200	
	No Backflow Preventer, Extent : Light, Area Affected : 100%								
	Location : Basement								

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$197,700
Interior Architecture	\$144,100	
Electrical		\$1,250,000
Mechanical	\$252,700	\$98,100
Total	\$396,800	\$1,545,800
Importance Code A		\$197,700
Importance Code B	\$396,800	\$1,348,100
Total	\$396,800	\$1,545,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$157,200			
Interior Architecture	\$67,700			\$13,000
Electrical	\$20,800	\$6,100	\$7,600	\$6,900
Mechanical	\$67,500	\$9,800	\$18,600	\$11,100
Site Pavements	\$900			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$323,900	\$25,800	\$36,100	\$40,900
Importance Code A	\$160,400	\$3,200	\$3,200	\$3,200
Importance Code B	\$133,300	\$22,600	\$32,900	\$37,600
Importance Code C	\$30,300			
Total	\$323,900	\$25,800	\$36,100	\$40,900



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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Alum/Vinyl Siding	2%	Now	\$28,600	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	\$39,100	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	\$16,400	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	**	5-10	\$17,000		
Masonry: Brick	20%	Now	\$28,300	LIFE	**	5	\$900		
	Diagonal Cracks, Extent : Severe, Area Affected : 3%								
	Location : Southwest Stair Tower, Scuppers Throughout								
	Horizontal Cracks, Extent : Severe, Area Affected : 3%								
	Location : Southwest Stair Tower, Scuppers Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%								
	Location : Southwest Stair Tower								
Metal Panel	10%			2052	**	5	\$1,700		
Roof									
Modified Bitumen	95%	4+	\$31,300	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	\$43,400		
Ceramic Tile	5%			2041	**	5	\$5,000		
Vinyl Tile	85%	Now	\$15,800	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								

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	30%			LIFE	**	5	\$20,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulkheads							
	Glass: Single Pane	10%			LIFE	**	5	\$12,800	
	Gypsum Board	15%	0-2	\$1,200	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	**	10	\$11,500	
Ceilings									
	AcousTileSusp.Lay-In	2%	4+	\$900	2037	**	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Kitchen, Not In Use							
	Exposed Struc: Concrete	63%			LIFE	**	5-10	\$78,000	
	Gypsum Board	35%			LIFE	**	5-10	\$119,200	
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+	\$900	2035	**			
		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	\$23,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 800 Ampere Main Disconnect Switches							

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$135,000	5	\$300	
	Raceway								
	Conduit	100%			2032	\$109,400	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$7,400	5	\$200	
	Molded Case Bkrs	90%			2031	\$66,900	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2032	\$169,900	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$144,700	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$12,400	1	\$20,000	
	Generators								
	Diesel	100%			2028	\$97,500	1	\$25,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Basement Explanation : One 125 Kilovolt Ampere								
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$2,400	
	Fuel Storage								
	Main Tank	100%			2035	* *	5	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 275 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	\$59,000	10	\$3,000	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Staircases								
	Fluorescent	35%			2032	\$413,300	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	\$10,900	2032	\$54,300			
	No Component	80%							
Alarm									

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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

\$21,700

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

Generic

10%

2027

\$21,700

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 : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Radiant Heater

1%

2032

\$11,900

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

\$10,500

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

\$20,200

1

\$400

*Other Observation, Extent : Light, Area Affected : 2%**Location : Basement B14, 1st Floor Locker Room And Maintenance Office**Explanation : 3 Units***Air Conditioning**

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DEPT. OF HOMELESS SERVICES - 071
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	50%			2048	**	1		
	Natural Gas	50%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	Now	\$252,700	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	\$98,100	1		
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2	\$31,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,400	
	Exhaust Fans								
	Roof	80%			2037	**	2	\$1,600	
	Roof	20%	Now	\$22,300	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	\$6,400	
		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	\$10,300	4	\$2,100	
	Sewage Ejector(s)								
	Electric	100%			2032	\$19,400	4	\$3,900	
	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	\$300		1-3	
Other Observation, Extent : Light, Area Affected : 1%									
Location : 1st Floor Kitchen									
Explanation : Not In Use. Kitchen Used As Storage.									

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : NELSON AVE FAMILY RESIDENCE
Address : 1605 NELSON AVENUE @ FEATHERBED LANE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013
Area Sq Ft : 103,796 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$210,200	\$151,600
Interior Architecture	\$539,100	\$602,800
Electrical	\$2,748,600	\$242,900
Mechanical		\$200,800
Total	\$3,497,900	\$1,198,200
Importance Code A	\$210,200	\$151,600
Importance Code B	\$3,070,200	\$939,600
Importance Code C	\$217,500	\$107,000
Total	\$3,497,900	\$1,198,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$23,900		\$16,000	
Interior Architecture	\$26,400			\$3,900
Electrical	\$2,700	\$68,600	\$6,200	\$7,400
Mechanical	\$18,500	\$26,700	\$30,200	\$15,600
Total	\$71,600	\$95,300	\$52,400	\$26,800
Importance Code A	\$34,200	\$10,500	\$26,300	\$10,300
Importance Code B	\$37,400	\$84,800	\$26,200	\$16,500
Importance Code C				
Total	\$71,600	\$95,300	\$52,400	\$26,800



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
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%			LIFE	**	5	\$2,400	
	Granite Panels	3%			LIFE	**	5	\$3,600	
	Stucco Cement	40%	4+	\$102,200	2042	**	5	\$79,800	
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Below Windows									
Vertical Cracks, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
Windows									
	Aluminum	85%			2045	**	5	\$32,000	
	Metal Clad	5%	2-4	\$108,000	2054	**	5	\$5,900	
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
	Metal Louvers	5%			2038	**	10	\$11,800	
	Wood	5%	Now	\$17,500	2037	**	5	\$9,400	
Air Infiltration, Extent : Moderate, Area Affected : 25%									
Location : Stairwells									
Thermally Inefficient, Extent : Moderate, Area Affected : 25%									
Location : Stairwells									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
Recent Replace Evident, Extent : 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%			2057	**			
	Stucco Cement	40%	4+	\$6,500	2042	**	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%			2037	* *	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%			LIFE	* *	5	\$17,000	
	Ceramic Tile	20%	Now	\$133,100	2038	* *	5	\$15,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Quarry Tile	15%			2042	* *	5	\$35,000	
	Vinyl Tile	20%			2029	\$291,900	3	\$15,500	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Wood	40%			2044	* *	5	\$116,500	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	20%	2-4	\$217,500	2038	* *	5	\$35,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	10%			LIFE	* *	5	\$14,300	
	Gypsum Board	50%			LIFE	* *	5	\$107,000	
		Recent Repair Evident, Extent : 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							

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

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Architecture		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

\$130,200

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

\$22,500

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%

2064

* *

Retaining Walls

Cast in Place Concrete

100%

2064

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

* *

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

On-Site Walkways

Cast in Place Concrete

100%

2042

* *

Electrical

System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2049

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room.**Explanation : Main Service Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 10%**Location : Electrical Room.**Explanation : Water Leak Into A Disconnect Switch.*

Raceway

Conduit

100%

2039

* *

1

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	70%			2037	**	5	\$1,900	
	Molded Case Bkrs	30%			2037	**	5	\$800	
Wiring									
	Thermoplastic	100%			2039	**	1		
Motor Controllers									
	Locally Mounted	100%			2034	**	5	\$700	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	80%	Now	\$1,508,400	2039	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Lamp T-12, Compact Fluorescent Lamp. Obsolete Fixtures, Not Providing Adequate Illumination.									
	Fluorescent	15%			2034	**	10	\$14,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
	Incandescent	5%	0-2	\$94,300	2039	**	2	\$100	
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Egress Lighting									
	Emergency, Service	50%			2024	\$28,200	1		
	Exit, Service	50%			2024	\$19,100	1		
Exterior Lighting									
	HID	100%	0-2	\$433,200	2039	**			
Obsolete Fixtures, Extent : Light, Area Affected : 100%									
Location : Building Perimeter.									
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2029	\$242,900	1	\$27,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building.									
Explanation : CCTV Surveillance System.									
Fire/Smoke Detection									
	No Component	40%							
	Generic, Analog	60%	0-2	\$712,800	2039	**	1-3	\$34,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building.									
Explanation : This Obsolete Fire Alarm System Does Not Provide Devices To Properly Cover All Areas.									

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

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

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

DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2042	**	1	\$102,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2039	**	4	\$7,700	
	Terminal Devices								
	Convactor/Radiator	100%			2034	**	1	\$33,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2027	\$200,800	2	\$300	
	Window/Wall Unit	5%			2024	\$11,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,900	
	Exhaust Fans								
	Roof	100%			2034	**	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2049	**	4	\$10,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : Heat Exchanger In Boiler						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$16,400	4	\$2,200	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2034	**	1	\$3,200	
	Fixtures								
	Generic	100%							
Fire Suppression									

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		50%						
Generic		50%		2039	* *	1-2	\$14,500	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : NEW PROVIDENCE
Address : 215 EAST 45TH STREET @ 3RD AVE.
Borough : MANHATTAN **Agency's Number** : WYYY
Program / Asset # : DHS0070.000 / 4442 **Yr Built/Renovated** : 1948 / 2013
Area Sq Ft : 42,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$65,900	\$90,400
Interior Architecture	\$73,900	\$425,700
Electrical		\$943,300
Mechanical	\$54,400	\$194,400
Total	\$194,200	\$1,653,900
Importance Code A	\$65,900	\$90,400
Importance Code B	\$128,300	\$1,285,500
Importance Code C		\$277,900
Total	\$194,200	\$1,653,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$3,800	\$10,900	
Interior Architecture	\$22,000	\$25,200	\$229,800	\$3,900
Electrical	\$1,400	\$1,700	\$1,200	\$1,400
Mechanical	\$9,200	\$62,900	\$11,800	\$7,200
Site Pavements	\$900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$45,300	\$105,400	\$265,500	\$24,400
Importance Code A	\$4,200	\$8,000	\$15,000	\$4,200
Importance Code B	\$40,200	\$97,400	\$250,500	\$20,200
Importance Code C	\$900			
Total	\$45,300	\$105,400	\$265,500	\$24,400



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
NEW PROVIDENCE
Asset # : 4442

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$90,400	
	Masonry: Limestone	5%			LIFE	**	5	\$3,600	
Windows									
	Aluminum	95%			2045	**	5	\$21,700	
	Steel	5%	0-2	\$65,900	2054	**	5	\$7,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,700	
	Masonry: Brick	85%			LIFE	**	5	\$5,900	
	Metal Rail	5%			2034	**	5-10	\$6,200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Roof									
	Modified Bitumen	95%			2037	**	10	\$28,200	
	Skylight, Metal/Glass	5%			2049	**	10	\$4,900	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$6,100	
Interior									
Floors									
	Carpet	25%			2025	\$221,900	3	\$23,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$13,800	
	Ceramic Tile	10%			2042	**	5	\$6,300	
	Quarry Tile	5%	Now	\$20,000	2042	**	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Kitchen									
	Vinyl Tile	25%	Now	\$73,900	2034	**	3	\$5,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Elevator Lobbies And Corridors									
	Vinyl Tile	25%			2029	\$147,800	3	\$7,900	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$33,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$26,500	
	Gypsum Board	55%			LIFE	**	5	\$218,300	
	Plaster	25%			LIFE	**	5	\$49,600	
	Plaster	5%			LIFE	**	5	\$9,900	
Ceilings									
	AcousTileSusp.Lay-In	80%			2034	**	5	\$50,300	
	Gypsum Board	20%			LIFE	**	5	\$15,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2034	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$900	2042	* *	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Rear Concrete Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2039	* *	5	\$200
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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%			2039	* *	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Fused Disc Sw	30%			2029	\$32,400	5	\$100
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Molded Case Bkrs	40%			2039	* *	5	\$400
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	80%			2039	* *	1	
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Conduit	20%			2029	\$11,400	1	
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Panelboards

Fused Disc Sw	10%			2037	* *	5	\$100
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Molded Case Bkrs	90%			2037	* *	5	\$1,000
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Wiring

Thermoplastic	100%			2039	* *	1	
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Motor Controllers

Locally Mounted	100%			2034	* *	5	\$300
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Ground

Grounding Devices

Not Accessible	100%						
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Lighting

Interior Lighting

Fluorescent	99%			2029	\$755,300	10	\$38,100
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

LED	1%			2037	* *		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	50%			2029	\$11,400	1		
	Exit, Service	50%			2029	\$7,700	1		
	Exterior Lighting								
	Fluorescent	30%			2029	\$44,600	10	\$1,200	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Front And Courtyard					
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$4,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways And Courtyard					
				Explanation : CCTV Surveillance Cameras					
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2029	\$144,200	1-3	\$8,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways, Cafeteria And Basement					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2034	* *	1	\$41,600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Central Plant Steam	100%			2039	* *	4	\$3,100	
	Piping/Pmp								
	Terminal Devices								
	Air Handler	20%			2029	\$122,300	1	\$5,200	
	Convector/Radiator	80%			2034	* *	1	\$10,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2024	\$54,400	1		
	No Component	40%							
Ventilation									

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DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,400	
	Exhaust Fans								
	Roof	100%			2029	\$72,200	2	\$1,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2039	**	1		
	Galvanized Steel	10%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$26,500	2	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	**	1		
	Plastic/PVC	10%			2042	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	\$6,600	4	\$900	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$2,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit From Basement To 6th Floor, 1 Unit From Basement To 5th Floor								
	Explanation : 2 Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$11,800	
	Chemical System								
	Generic	100%			2024	\$28,900	1-3	\$3,700	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,009,100	\$1,289,000
Interior Architecture	\$3,104,400	\$1,014,100
Electrical	\$2,713,600	\$1,680,600
Mechanical	\$1,908,200	\$5,703,900
Total	\$9,735,300	\$9,687,700
Importance Code A	\$2,311,500	\$2,866,400
Importance Code B	\$6,872,600	\$6,821,300
Importance Code C	\$551,100	
Total	\$9,735,300	\$9,687,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$94,200			\$33,700
Interior Architecture	\$107,200	\$36,300	\$7,700	\$7,700
Electrical	\$18,700	\$24,900	\$22,700	\$81,500
Mechanical	\$113,100	\$69,500	\$67,700	\$100,800
Site Enclosure	\$31,800			
Site Pavements	\$4,800			
Total	\$369,700	\$130,700	\$98,100	\$223,700
Importance Code A	\$94,200	\$22,400	\$22,400	\$58,400
Importance Code B	\$199,800	\$98,800	\$75,800	\$165,200
Importance Code C	\$75,600	\$9,500		
Total	\$369,700	\$130,700	\$98,100	\$223,700



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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	\$153,100	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	\$861,300	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	\$51,200	LIFE	**	5	\$1,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Main Entry							
	Masonry: Sandstone	5%	Now	\$93,000	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	\$369,400	2047	**	5	\$13,300	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 40%							
		Location : Throughout							
	Metal Louvers	5%	Now	\$4,600	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	\$377,000	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	\$17,200	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	\$46,600	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	\$25,800	2036	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%								
Location : Third Floor Bulkhead								
Skylight, Metal/Glass	3%			2031	\$1,202,900	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	\$104,100	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+	\$45,500	LIFE	* *	5	\$433,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Boiler Room In Basement								
	Ceramic Tile	10%			2034	* *	5	\$41,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Bathroom								
	Quarry Tile	2%			2044	* *	5	\$12,400	
	Vinyl Tile	15%			2031	\$581,100	3	\$23,200	
	Patching Evident, Extent : Light, Area Affected : 30%								
	Location : Throughout First Floor								
	Vinyl Tile 9" X 9"	15%	Now	\$752,900	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	\$751,400	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	**	5	\$19,100	
	Concrete Masonry Unit	15%	0-2	\$14,100	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	\$246,600	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	\$304,500	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	\$29,300	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileSusp.Lay-In	2%	Now	\$18,300	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	\$66,200	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	\$414,000	LIFE	**				
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Drill Area								
Plaster	23%	Now	\$568,800	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	\$10,700	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	\$16,800	2051	**				
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 40%								
	Location : Tree On Top								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Granite War Memorial								

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Fieldstone	100%	Now	\$4,300	2041	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Areaways					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Areaways					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	* *			
	On-Site Walkways								
	Cast in Place Concrete	80%	Now	\$2,300	2036	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Throughout Perimeter Of Building					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout Perimeter Of Building And Areaways					
	Pavers/Stone	20%	Now	\$2,400	2034	* *			
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Entry Stairs On South Elevation					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%					
				Location : Entry Stairs On South Elevation					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	25%			2031	\$21,700	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Electrical Room					
				Explanation : One 600 Ampere Main Disconnect Switch					
	Molded Case Bkrs	25%			2031	\$21,700	5	\$1,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Electrical Room					
				Explanation : One 200 Ampere Main Disconnect Switch					
	Molded Case Bkrs	25%			2031	\$21,700	5	\$1,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Generator Room					
				Explanation : One 400 Ampere Main Disconnect Switch					
	Molded Case Bkrs	25%			2031	\$21,700	5	\$1,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Generator Room					
				Explanation : One 200 Ampere Disconnect Switch					

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2029	\$17,500	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	\$283,500	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	\$94,500	5	\$1,500	
Raceway									
	Conduit	100%			2031	\$431,100	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$39,600	5	\$500	
	Fused Knife Sw	20%	2-4	\$79,300	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	\$277,500	5	\$4,200	
Wiring									
	Braided Cloth	60%	2-4	\$398,500	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	40%			2031	\$265,700	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$188,600	5	\$1,500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	\$74,600	1	\$69,500	
Generators									
	Diesel	100%	Now	\$579,300	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%			2023	\$1,700	5	\$8,400	

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2034	* *	5	\$6,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Generator Room									
Explanation : One 275 Gallon									
Lighting									
	Interior Lighting								
	Fluorescent	10%			2026	\$410,100	10	\$20,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Stairs And Basement									
Explanation : T-8 Lamps									
	HID	10%			2026	\$61,100	10	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Abandoned, Spaces Not In Use									
Explanation : Not In Use									
	Incandescent	10%			2026	\$410,100	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	\$775,200	1-3	\$43,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	40%			2031	\$182,100	5	\$28,000	
	Natural Gas	60%			2041	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
PAMOJA HOUSE
Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%	0-2	\$302,500	2029	\$1,512,300	1	\$201,200	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Boilers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%	0-2	\$51,700	2031	\$1,033,300			
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Condensate Return Tank. Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Terminal Devices									
	Air Handler	20%	Now	\$32,900	2026	\$657,200	1	\$25,100	
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : 1 Of 5 Units In Armory - Gas Fired.							
	Convactor/Radiator	60%	Now	\$37,500	2029	\$750,600	1	\$39,400	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Fan Coil Unit/Heat	20%			2031	\$699,900	1	\$14,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2036	* *	2	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves Kitchen Area. With Gas Heat							
	Window/Wall Unit	5%			2024	\$24,300	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	\$332,500	2	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ceiling							
		Explanation : General And Lavatory Exhaust. Not Observed							
	Interior	60%	0-2	\$498,800	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	\$51,300	2029	\$1,025,300	1		
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Water Heater								
	Gas Fired	35%			2029	\$49,900	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 1 Heater With Two 100-gallon Serving Lavatories							
	Gas Fired	55%			2029	\$78,400	2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : 2 Heaters Each With 500-gallon Tank Serving Showers							
	Gas Fired	10%			2024	\$14,300	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Kitchen							
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$372,100	4	\$33,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$7,900	2026	\$7,900	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	* *	1	\$42,200	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,162,400	\$621,700
Interior Architecture	\$3,765,000	\$1,518,700
Electrical	\$381,700	\$526,400
Mechanical		\$1,573,200
Site Pavements	\$238,500	
Total	\$5,547,600	\$4,240,000
Importance Code A	\$1,162,400	\$621,700
Importance Code B	\$3,810,100	\$3,618,200
Importance Code C	\$575,100	
Total	\$5,547,600	\$4,240,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$61,800			\$34,400
Interior Architecture	\$88,000	\$15,700	\$8,400	\$3,400
Electrical	\$26,200	\$34,200	\$32,300	\$62,600
Mechanical	\$103,800	\$55,800	\$71,400	\$55,800
Total	\$279,900	\$105,800	\$112,100	\$156,200
Importance Code A	\$81,700	\$19,900	\$19,900	\$54,800
Importance Code B	\$173,400	\$82,900	\$92,200	\$101,400
Importance Code C	\$24,700	\$2,900		
Total	\$279,900	\$105,800	\$112,100	\$156,200



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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	\$494,500	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	\$30,200	LIFE	* *	5	\$8,000	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Stucco Cement	3%	Now	\$31,700	2036	* *	5	\$5,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : East Facades Above Flat Roof							
Windows								
Aluminum	100%	Now	\$54,800	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	\$492,400	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	\$61,100	2044	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
Copper/Terne	5%	Now	\$59,700	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	\$351,800	10	\$18,600	
Skylight, Metal/Glass	5%			2041	* *	10	\$61,900	
Soffits								
Stucco Cement	100%			2036	* *	5	\$28,300	

Interior

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	* *	5	\$88,600	
	Ceramic Tile	5%			2034	* *	5	\$13,500	
	Mosaic Tile	1%			2036	* *	5	\$6,700	
	Quarry Tile	3%			2044	* *	5	\$12,100	
	Sheet Vinyl/Rubber	2%	Now	\$19,200	2031	\$191,800	5	\$4,000	
Seams Open/Split, Extent : Light, Area Affected : 20%									
Location : YMCA Main Space									
	Traffic Topping	15%	4+	\$120,300	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	\$687,100	3	\$25,300	
	Wood	20%	Now	\$2,132,300	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	\$74,600	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	\$72,600	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	3%			2034	**	5	\$5,800	
	Gypsum Board	25%	Now	\$11,900	LIFE	**	5	\$28,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : YMCA Main Space							
	Masonry: Brick	15%	Now	\$134,200	LIFE	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : South Wall Of YMCA Main Area							
		Efflorescence, Extent : Light, Area Affected : 10%							
		Location : YMCA Main Area							
	Metal Panel	1%	Now	\$12,800	LIFE	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 70%							
		Location : Basement							
	Plaster	20%	Now	\$368,300	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+	\$44,100	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	\$95,500	LIFE	**	5	\$38,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Plaster	15%	Now	\$716,000	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	\$51,200	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	\$238,500	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	\$204,800	5	\$2,700	
	Raceway								
	Conduit	25%			2031	\$116,800	1		
	Conduit	75%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2047	* *	5	\$900	
	Molded Case Bkrs	20%			2030	\$85,900	5	\$1,100	
	Molded Case Bkrs	40%			2047	* *	5	\$2,100	
	Molded Case Bkrs	20%			2039	* *	5	\$1,100	
	Wiring								
	Thermoplastic	50%			2041	* *	1		
	Thermoplastic	50%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	25%			2044	* *	5	\$300	
	Locally Mounted	25%			2029	\$3,500	5	\$300	
	Motor Control Center	50%			2044	* *	5	\$2,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	

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DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$61,900	
	Generators								
	Diesel	100%			2040	* *	1	\$78,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 300 Kilowatt Rated Capacity. Generator Is Dual Fuel Capable.								
	Batteries								
	Lead/Acid	100%			2025	\$1,800	5	\$7,500	
	Fuel Storage								
	Main Tank	100%			2059	* *	5	\$5,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room In YMCA								
	Explanation : 275 Gallon Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2036	* *	10	\$73,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2026	\$198,100	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	\$118,900	10	\$5,500	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	Fluorescent	1%			2026	\$39,600	10	\$1,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Second Floor Shelter Side								
	HID	50%	Now	\$59,000	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	\$27,300	10		
	Incandescent	2%			2026	\$15,500	2		
	No Component	95%							
Alarm									

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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
PARK SLOPE ARMORY
Asset # : 4453

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

Alarm

Security System

No Component

50%

Generic

50%

2039

* *

1

\$37,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System Recently Installed.*

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2036

* *

1-3

\$93,000

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2051

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried Under Sidewalk On 15th Street**Explanation : One 4,000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2044

* *

1

\$199,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Two Dual Fuel Steam Boilers*

Distribution

Central Plant Steam
Piping/Pmp

25%

2031

\$955,300

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

\$362,600

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

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
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	\$117,600	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									
	Gas Fired	100%			2029	\$137,700	2	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room Explanation : 4 Gas-fired Domestic Water Heaters							
Sanitary Piping									
	Cast Iron	70%			LIFE	* *	1		
	Cast Iron	30%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout The D.H.S. Section Of The Building							

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*** 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	\$23,500	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	\$34,400	4	\$6,400	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$12,300	
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Severe, Area Affected : 100%					
				Location : Various Locations Throughout					
Fire Suppression									
	Sprinkler								
	Generic	30%			2041	**	1-2	\$16,900	
	Generic	70%			2057	**	1-2	\$39,500	
	Fire Pump								
	Generic	100%	Now	\$14,500	2034	**	1	\$33,800	
				Corroded, Extent : Severe, Area Affected : 10%					
				Location : Pump Steel Anchorage Corroded And Unstable Located In Fire Pump Room					
				Damaged, Extent : Severe, Area Affected : 10%					
				Location : Shaft Misaligned At Fire Pump In Fire Pump Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Fire Pump Room In YMCA Building Side					
				Explanation : 2 Fire Pumps Each With A Jockey Pump.					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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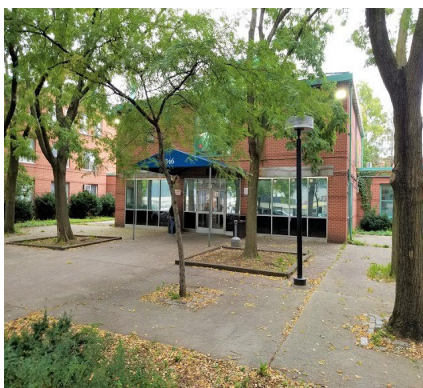
Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,013,700	\$130,800
Interior Architecture	\$180,600	\$67,900
Electrical		\$1,084,100
Mechanical		\$511,600
Total	\$1,194,300	\$1,794,400
Importance Code A	\$1,013,700	\$130,800
Importance Code B	\$128,500	\$1,663,600
Importance Code C	\$52,100	
Total	\$1,194,300	\$1,794,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,100		\$17,000	
Interior Architecture	\$131,900			\$20,700
Electrical	\$19,300	\$1,600	\$1,900	\$2,900
Mechanical	\$47,100	\$8,300	\$14,800	\$8,300
Site Pavements	\$32,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$263,200	\$13,900	\$37,600	\$35,900
Importance Code A	\$31,500	\$3,300	\$20,400	\$3,300
Importance Code B	\$163,600	\$10,600	\$17,300	\$32,500
Importance Code C	\$68,100			
Total	\$263,200	\$13,900	\$37,600	\$35,900



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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	66%	0-2	\$242,800	LIFE	**	5	\$58,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout All Facades							
	Pre-Cast Concrete	25%			LIFE	**	5	\$144,300	
	Window Wall	9%			2052	**	5	\$30,000	
Windows									
	Aluminum	100%	0-2	\$357,000	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	\$9,900	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	\$288,700	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	\$36,500	
Interior									

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$135,900	
	Ceramic Tile	30%			2041	**	5	\$31,100	
	Vinyl Tile	40%	0-2	\$38,900	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	\$6,900	LIFE	**	5	\$5,700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Stair I, J, G									
	Glass: Single Pane	3%			LIFE	**	5	\$6,400	
	Gypsum Board	20%			LIFE	**	5-10	\$48,100	
	Plaster	67%			LIFE	**	5-10	\$80,500	
Ceilings									
	Exposed Struc: Concrete	30%			LIFE	**	5-10	\$39,200	
	Gypsum Board	30%	Now	\$17,500	LIFE	**	5	\$39,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : North And South Ends, Stair H									
	Plaster	40%	Now	\$60,600	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	\$25,500	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Tripping Hazard, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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DEPT. OF HOMELESS SERVICES - 071
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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

Site Pavements

Parking/Driveway
Asphalt

100% 4+ \$1,400 2035 * *
Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Activity Yard
Rubber Matting

60% Now \$5,900 2032 \$29,700
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Throughout, Missing Tiles
Tripping Hazard, Extent : Moderate, Area Affected : 10%
Location : Throughout

Rubber Matting

40% 2027 \$19,800

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2032 \$23,000 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 \$135,000 5 \$300

Raceway

Conduit

100% 2032 \$109,400 1
Covers Missing, Extent : Light, Area Affected : 1%
Location : Basement

Panelboards

Fused Disc Sw

5% 2031 \$3,700 5 \$100

Molded Case Bkrs

95% 2031 \$70,600 5 \$1,700

Wiring

Thermoplastic

100% 2032 \$169,900 1

Motor Controllers

Locally Mounted

100% 2030 \$144,700 5 \$500

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$2,000

Lighting

Interior Lighting
Fluorescent

10% 2032 \$122,500 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 \$50,200 10 \$8,100

Emergency, Battery

50% 2027 \$50,200 10 \$8,100

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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	\$22,500	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallway And Exit Doors					
				Explanation : Intrusion Alarm And Motion Sensor					
	Generic	10%			2032	\$22,500	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	\$231,500	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	\$5,400	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	\$98,100	1	\$4,200	
	Convactor/Radiator	80%			2037	* *	1	\$17,400	
	Fan Coil Unit/Heat	10%			2032	\$104,500	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	\$87,400	2	\$400	
	Window/Wall Unit	50%			2027	\$72,700	1		
	No Component	30%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$11,000	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,500	
	Exhaust Fans								
	Roof	95%			2037	**	2	\$2,000	
	Roof	5%	Now	\$2,900	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	\$7,300	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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Address : 151 EAST 151ST STREET NEAR WALTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
Area Sq Ft : 76,743 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4,7,Ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$82,900	\$206,900
Interior Architecture		\$147,900
Electrical	\$70,400	
Mechanical		\$1,990,600
Total	\$153,300	\$2,345,500
Importance Code A	\$82,900	\$206,900
Importance Code B	\$70,400	\$2,040,900
Importance Code C		\$97,600
Total	\$153,300	\$2,345,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,300			
Interior Architecture	\$42,600	\$14,500	\$7,400	
Electrical	\$8,100	\$11,800	\$11,200	\$9,200
Mechanical	\$15,000	\$33,100	\$26,300	\$30,200
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$95,600	\$86,100	\$71,600	\$66,100
Importance Code A	\$7,100	\$3,800	\$3,800	\$4,000
Importance Code B	\$88,500	\$82,300	\$60,400	\$62,100
Importance Code C			\$7,400	
Total	\$95,600	\$86,100	\$71,600	\$66,100



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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%			LIFE	**	5	\$8,300	
	Cast Stone/Terra Cotta	80%	4+	\$82,900	LIFE	**	5	\$206,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Roof								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : This Component Is Actually Terra Cotta Panels.								
	Metal Panel	10%			2057	**	5-10	\$22,800	
	Window Wall	5%			2057	**	5	\$6,200	
Parapets									
	Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Exterior Parapets								
	Explanation : This Component Is Actually Terra Cotta Panels.								
	Metal Panel	40%			2057	**	5	\$4,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior Face								
	Explanation : This Component Is Actually Fiber Glass Panels.								
	Metal Panel	5%			2057	**	5	\$600	
	Metal Rail	15%			2048	**	5-10	\$8,400	
Roof									
	IRMA/Protected Membrane	95%			2039	**	10	\$27,200	
	Paver Block Ballast, Extent : Light, Area Affected : 2%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : Stair A								
	Roll Roofing	5%			2032	\$6,500	5	\$2,400	
Soffits									
	Metal Panel	100%			2057	**	5-10		
Interior									
Floors									
	Carpet	2%			2030	\$32,400	3	\$3,400	
	Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
	Ceramic Tile	5%			2044	**	5	\$5,700	
	Terrazzo	10%			LIFE	**	5	\$9,000	
	Vinyl Tile	73%			2039	**	3	\$31,400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$14,800	
	Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	
	Fiberglass Panel	5%			LIFE	**			
	Glass: Single Pane	20%			LIFE	**	5	\$44,400	
	Gypsum Board	55%			LIFE	**	5	\$97,600	

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2048	**	5	\$80,400	
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Exposed Struc: Concrete	5%			LIFE	**	5	\$900	
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$14,400	
	Wood	5%	0-2	\$2,400	LIFE	**	5	\$50,300	
				Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%					
				Location : 7th Floor Lobby					
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2051	**	5	\$400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.					
	Switchgear / Switchboard								
	Air Circuit Breaker	20%			2051	**	5	\$100	
	Molded Case Bkrs	80%			2051	**	5	\$1,600	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Fused Disc Sw	10%			2047	**	5	\$200	
	Molded Case Bkrs	90%			2047	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	20%			2044	**	5	\$100	
	Variable Frequency Drive	80%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power									

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2040	**	1	\$29,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 900 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$2,800	
Fuel Storage									
	Day Tank	5%			2047	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	95%			2059	**	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 8,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	**	10	\$21,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	70%			2036	**	10	\$49,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Service	50%			2036	**	1		
	Exit, LED	50%			2059	**	1		
Exterior Lighting									
	HID	30%			2036	**	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$2,300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	**	1	\$8,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Lobby, Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	**	1-3	\$47,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detector, Alarm Bells, Manual Pull Station, Strobe Lights, Horns							

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DEPT. OF HOMELESS SERVICES - 071
PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Asset # : 4448

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2057	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$37,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Boiler Room							
		Explanation : 3 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2053	**	4	\$3,800	
	Terminal Devices								
	Air Handler	100%			2036	**	1	\$47,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	\$1,689,200	2	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : R-407c Refrigerant							
	Heat Rejection								
	Water Cooling Tower	100%			2032	\$301,400	2	\$77,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,800	
	Exhaust Fans								
	Interior	70%			2036	**	2	\$1,600	
	Roof	30%			2036	**	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$48,400	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,700	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$4,600	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$4,700	

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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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : 2 Units From Basement To 7th Floor, 1 Unit From Basement To Penthouse							
		Explanation : 3 Units Repaired Frequently							
	Hydraulic	10%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement To 1st Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2057		* *	1-5	\$38,700
	Sprinkler								
	Generic	100%			2057		* *	1-2	\$21,500
	Fire Pump								
	Generic	100%			2044		* *	1	\$14,300

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : REGENT FAMILY RESIDENCE
Address : 2720 BROADWAY @ W. 104 STREET
Borough : MANHATTAN **Agency's Number** : FM18
Program / Asset # : DHS0072.000 / 4444 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 109,600 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,16,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,304,700	\$207,400
Interior Architecture	\$491,200	\$60,800
Electrical	\$1,465,400	\$547,100
Mechanical	\$121,100	\$403,600
Total	\$3,382,500	\$1,218,800
Importance Code A	\$1,304,700	\$207,400
Importance Code B	\$1,960,800	\$1,011,500
Importance Code C	\$117,000	
Total	\$3,382,500	\$1,218,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,300		\$8,000	\$16,300
Interior Architecture	\$40,300	\$3,700		\$24,300
Electrical	\$1,600	\$2,500	\$63,200	\$1,400
Mechanical	\$24,600	\$28,100	\$37,500	\$20,000
Site Pavements	\$3,200			
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$164,300	\$87,600	\$162,000	\$115,300
Importance Code A	\$52,200	\$10,900	\$19,100	\$27,200
Importance Code B	\$89,700	\$76,800	\$142,900	\$88,100
Importance Code C	\$22,400			
Total	\$164,300	\$87,600	\$162,000	\$115,300



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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$96,400	
	Masonry: Brick	90%	Now	\$1,110,300	LIFE	* *	5	\$111,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Light, Area Affected : 5%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Light, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Windows									
	Aluminum	95%	Now	\$121,800	2046	* *	5	\$13,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Glass Block	5%			LIFE	* *	5	\$900	
Parapets									
	Masonry: Brick	75%			LIFE	* *	5	\$2,700	
	Metal Panel	5%			2056	* *	5	\$700	
	Metal Rail	20%			2043	* *	5-10	\$13,200	
Roof									
	Copper/Terne	50%	Now	\$27,900	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal Panel	10%			2043	* *	10	\$5,400	
	Modified Bitumen	27%			2035	* *	10	\$8,000	
	Roll Roofing	10%			2026	\$13,500	5	\$4,900	
	Skylight, Metal/Glass	3%	Now	\$72,600	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Stair Tower									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Stair Tower									

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%			2029	\$295,600	3	\$41,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$16,400	
	Ceramic Tile	5%			2039	**	5	\$7,500	
	Steel Plate	2%	Now	\$181,100	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	\$52,000	2035	**	3	\$41,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Apartments Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Apartments Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Apartments Throughout								
Interior Walls									
	Ceramic Tile	5%	Now	\$22,400	2033	**	5	\$3,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Bathrooms In Dormitories								
	Gypsum Board	45%			LIFE	**	5	\$39,600	
	Marble Panels	5%			LIFE	**			
	Plaster	45%	Now	\$117,000	LIFE	**	5	\$19,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Exit Stair, Basement, Apartments Throughout								
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Apartments Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Apartments Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$15,000	
	Exposed Struc: Concrete	10%			LIFE	**	5	\$2,300	
	Gypsum Board	15%			LIFE	**	5	\$28,100	
	Plaster	65%	Now	\$141,100	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	\$3,200	2043	**			
	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	80%			2030	\$32,700	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Are Three 800 Ampere Main Disconnect Switches. They Are In Satisfactory Condition.									
	Fused Disc Sw	20%			2040	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : There Is A 400 Ampere Main Disconnect Switch For Emergency Systems. It Is In Satisfactory Condition.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	* *	5	\$500	
Raceway									
	Conduit	95%			2030	\$159,500	1		
	Conduit	5%			2050	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$13,200	5	\$300	
	Fused Disc Sw	5%			2046	* *	5	\$100	
	Molded Case Bkrs	80%			2029	\$105,700	5	\$2,300	
	Molded Case Bkrs	5%			2046	* *	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$211,700	2055	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2030	\$39,700	1		
	Thermoplastic	5%			2050	* *	1		
Motor Controllers									
	Locally Mounted	80%			2028	\$181,900	5	\$600	
	Locally Mounted	20%			2043	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : There Is Sign That The Grounding Has Been Refurbished.									
Lighting									

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DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

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

Lighting

Interior Lighting

Fluorescent

40%

2025

\$796,400

10

\$40,200

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

Fluorescent

10%

2038

* *

10

\$10,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Corridor**Explanation : Fixtures Are T-8 Lamps Type. They Are In Satisfactory Condition.*

Fluorescent

50%

2038

* *

10

\$50,300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Service

40%

2038

* *

1

Emergency, Battery

10%

2025

\$16,300

10

\$2,600

Exit, Service

45%

2038

* *

1

Exit, Service

5%

2025

\$2,000

1

Exterior Lighting

HID

100%

2025

\$457,400

10

\$300

Alarm

Security System

No Component

70%

Generic

30%

2038

* *

1

\$12,300

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

Energy Source

Interruptible Gas/Dual

100%

2040

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 5,000 Gallon Oil Tank*

Conversion Equipment

Steam Boiler

100%

2035

* *

1

\$108,500

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

Distribution

Central Plant Steam

100%

2040

* *

4

\$8,100

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$35,400

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REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	2%			2035	**			
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : 2nd Floor Roof Set Back							
		Explanation : Serves First Floor Waiting Rooms							
	Window/Wall Unit	20%			2028	\$47,300	1		
	No Component	78%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,100	
	No Component	90%							
	Exhaust Fans								
	Interior	100%	Now	\$121,100	2030	\$403,600	2	\$2,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2040	**	4	\$16,300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$3,800	4	\$3,500	
	Backflow Preventer								
	Generic	100%			2035	**	1	\$6,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Units From Basement To 18th Floor, One Unit From 1st To 18th Floor							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$55,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2040	**	1-2	\$6,100	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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
Fire Suppression									
Fire Pump									
	Generic	100%			2039	* *	1	\$20,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : On Roof.									
Explanation : Installed Four Years Ago									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 882 DUMONT AVENUE @BARBEY STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 17,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical	\$98,700	\$135,600
Total	\$98,700	\$135,600
Importance Code A		\$135,600
Importance Code B	\$98,700	
Total	\$98,700	\$135,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$94,100		\$1,500	
Interior Architecture	\$50,500			\$600
Electrical	\$1,800	\$1,300	\$2,200	\$1,600
Mechanical	\$11,200	\$1,600	\$23,200	\$2,500
Site Pavements	\$1,000			
Total	\$158,700	\$2,800	\$26,900	\$4,700
Importance Code A	\$94,900	\$800	\$2,300	\$800
Importance Code B	\$61,000	\$2,000	\$24,600	\$3,900
Importance Code C	\$2,700			
Total	\$158,700	\$2,800	\$26,900	\$4,700



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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	42%	Now	\$12,700	LIFE	**	5	\$7,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 4th Floor By Windows								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Stucco Cement	50%			2043	**	5	\$22,700	
Window Wall	3%			2050	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$27,300	2038	**	5	\$3,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Clad	10%	Now	\$37,700	2055	**	5	\$2,100	
Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
Masonry: Brick	90%			LIFE	**	5	\$4,100	
Other Observation, Extent : Light, Area Affected : 50%								
Location : South And East Parapets								
Explanation : Cement Stucco Finish On Interior Of Parapet								
Metal Panel	5%			2050	**	5	\$900	
Roof								
Modified Bitumen	95%	Now	\$5,100	2035	**			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
Ceramic Tile	5%	Now	\$1,300	2039	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Apartment Bathrooms								
Quarry Tile	20%			2043	**	5	\$7,500	
Vinyl Tile	20%	4+	\$4,700	2030	\$46,900	3	\$1,900	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Various Locations								
Wood	40%	Now	\$36,400	2045	**	5	\$9,400	
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : 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 # : 4456

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Interior									
Interior Walls									
	Ceramic Tile	20%	Now	\$2,700	2039	* *	5	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Stairwell									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Gypsum Board	45%			LIFE	* *	5	\$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 4th Floor Apartments At Window Heads									
	Masonry: Fieldstone	5%			LIFE	* *			
	Plaster	20%			LIFE	* *	5	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$900	2035	* *	5	\$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : First Floor Office									
	Gypsum Board	70%			LIFE	* *	5	\$21,900	
	Plaster	10%	Now	\$700	LIFE	* *	5	\$1,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Entry Vestibule									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2050	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$1,000	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Dumont Avenue Side									
On-Site Walkways									
	Cast in Place Concrete	100%			2035	* *			
Activity Yard									
	Cast in Place Concrete	65%			2035	* *			
	Rubber Matting	35%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	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
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2040	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere Main Disconnect Switch For The House.							
	Fused Disc Sw	50%			2040	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch For Day Care.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$100	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Molded Case Bkrs	90%			2038	**	5	\$400	
	Molded Case Bkrs	10%			2055	**	5		
	Wiring								
	Thermoplastic	95%			2040	**	1		
	Thermoplastic	5%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2035	**	10	\$800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Stairway, Hallway, Daycare And Offices							
	LED	95%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : LED Lighting Fixtures Installed In 2018							
	Exit, Service	50%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : LED Lighting Fixtures Installed In 2018							
	Exterior Lighting								
	LED	100%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : LED Lighting Fixtures Installed In 2018							

*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
ROSE MCCARTHY RESIDENCE
Asset # : 4456

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

Alarm

Security System

No Component

50%

Generic

50%

2035

* *

1

\$3,200

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$10,800

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%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$135,600

1

\$8,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units Multi Temp*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$800

Terminal Devices

Convactor/Radiator

100%

2035

* *

1

\$5,500

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

15%

2024

\$98,700

2

\$200

Window/Wall Unit

25%

2023

\$9,200

1

No Component

60%

Distribution

Ductwork/Diffusers

15%

LIFE

* *

2

\$3,300

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$9,500

Exhaust Fans

Roof

30%

2025

\$8,800

2

\$200

No Component

70%

Plumbing

H/C Water Piping

Galvanized Steel

100%

2035

* *

1

Water Heater

Gas Fired

100%

2-4

\$500

2025

\$10,700

2

\$200

*Leak Evident, Extent : Moderate, Area Affected : 100%**Location : Hot Water Storage Tank In Basement.*

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,700	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2030	\$5,100	4	\$700	
	Backflow Preventer								
	Generic	100%			2030	\$4,500	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	* *	1-2	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : ROSE MCCARTHY RESIDENCE
Address : 900 DUMONT AVENUE @JEROME STREET
Borough : BROOKLYN **Agency's Number** : FK26
Program / Asset # : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 2015
Area Sq Ft : 16,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical	\$61,900	
Total	\$61,900	
Importance Code B	\$61,900	
Total	\$61,900	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$88,900		\$18,300	
Interior Architecture	\$69,600		\$1,900	\$500
Electrical	\$1,700	\$1,200	\$1,300	\$1,500
Mechanical	\$10,100	\$1,500	\$12,100	\$2,000
Total	\$170,300	\$2,700	\$33,600	\$4,000
Importance Code A	\$89,700	\$800	\$19,100	\$800
Importance Code B	\$70,000	\$1,900	\$14,500	\$3,200
Importance Code C	\$10,700			
Total	\$170,300	\$2,700	\$33,600	\$4,000



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

DEPT. OF HOMELESS SERVICES - 071
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	\$12,100	LIFE	**	5	\$7,300	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 4th Floor Apartments By Windows							
Masonry: Limestone	5%			LIFE	**	5	\$700	
Stucco Cement	52%			2043	**	5	\$23,600	
Window Wall	3%			2050	**	5	\$2,000	
Windows								
Aluminum	90%	Now	\$27,300	2038	**	5	\$3,000	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%							
	Location : Various Windows							
Metal Clad	10%	0-2	\$37,700	2055	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Stairs							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,800	
Masonry: Brick	90%			LIFE	**	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : South And West Parapets							
	Explanation : Cement Stucco Finish On Interior Of Parapet							
Metal Panel	5%			2050	**	5	\$900	
Roof								
Modified Bitumen	95%			2035	**	10	\$16,900	
Skylight, Metal/Glass	5%			2050	**	10	\$3,000	
Soffits								
Stucco Cement	100%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$8,200	
Ceramic Tile	5%			2033	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Apartment Bathrooms							
Quarry Tile	20%			2043	**	5	\$7,500	
Vinyl Tile	15%	Now	\$1,800	2030	\$35,200	3	\$1,400	
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
Wood	45%	4+	\$41,000	2045	**	5	\$10,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	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	\$5,100	2033	**	5	\$1,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Apartment Bathrooms								
Concrete Masonry Unit	10%			LIFE	**	5	\$900	
Gypsum Board	50%	Now	\$2,600	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	\$3,000	LIFE	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkheads								
Ceilings								
AcousTileSusp.Lay-In	15%			2035	**	5	\$3,700	
Gypsum Board	85%	Now	\$11,900	LIFE	**	5	\$26,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various 4th Floor Apartments By Windows								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various 4th Floor Apartments By Windows								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	90%			2050	**			
Masonry: Fieldstone	10%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Cast in Place Concrete	70%			2035	**			
Rubber Matting	30%			2030				

Electrical		Current Repair		Future Replacement		Maintenance		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
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Ampere And 100 Ampere Main Disconnect Switch For The House And Laundry							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$100	
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	15%			2030	\$43,600	10	\$2,200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building - Apartment Unit							
	LED	85%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2040	* *	10	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Lighting Fixtures Installed In 2018.							
	Exit, Service	50%			2040	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Lighting Fixtures Installed In 2018.							
	Exterior Lighting								
	HID	50%			2030	\$33,400	10		
	LED	50%			2040	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Exterior							
		Explanation : Lighting Fixtures Installed In 2018.							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$3,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$10,200	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$7,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 3 Units Multi Temp								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$800	
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$5,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	10%			2024	\$61,900	2	\$100	
	Window/Wall Unit	25%			2023	\$8,600	1		
	No Component	65%							
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2	\$2,100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$10,100	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,500	4	\$300	
	Backflow Preventer								
	Generic	100%			2030	\$4,200	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	**	1-2	\$200	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : SAMARITAN FORBELL
Address : 338 FORBELL STREET @ SUTTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$609,400	\$88,000
Interior Architecture	\$288,700	\$95,300
Electrical	\$492,100	\$843,900
Mechanical	\$2,039,900	\$278,600
Total	\$3,430,200	\$1,305,800
Importance Code A	\$1,398,100	\$88,000
Importance Code B	\$1,797,900	\$1,122,500
Importance Code C	\$234,200	\$95,300
Total	\$3,430,200	\$1,305,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$2,900		
Interior Architecture	\$75,200			\$7,300
Electrical	\$500	\$64,800	\$2,900	\$3,800
Mechanical	\$24,300	\$32,700	\$22,000	\$8,700
Site Pavements	\$4,100			
Total	\$104,100	\$100,400	\$24,900	\$19,700
Importance Code A		\$7,000		\$4,000
Importance Code B	\$100,000	\$93,400	\$24,900	\$15,700
Importance Code C	\$4,100			
Total	\$104,100	\$100,400	\$24,900	\$19,700



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
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	\$146,700	LIFE	**	5	\$88,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Windows								
	Aluminum	100%	Now	\$174,300	2037	**	5	\$4,700	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Parapets								
	Masonry: Brick	90%	Now	\$171,900	LIFE	**	5	\$13,500	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%			2049	**	5	\$5,800	
	Roof								
	Modified Bitumen	100%	Now	\$116,500	2034	**			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Soffits								
	Cast in Place Concrete	100%			LIFE	**	5	\$15,500	

Interior

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
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	5%	Now	\$11,800	LIFE	**	5	\$7,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$14,600	2038	**	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Quarry Tile	5%			2042	**	5	\$5,100	
	Vinyl Tile	85%	2-4	\$54,500	2034	**	3	\$21,800	
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%	Now	\$161,400	2038	**	5	\$4,400	
		Adhesion Failure, Extent : Severe, Area Affected : 100%							
		Location : Bathrooms							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Bathrooms							
	Gypsum Board	90%	Now	\$72,800	LIFE	**	5	\$95,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	80%	Now	\$48,800	2034	**	5	\$27,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%			2042	**	5	\$6,800	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2049	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2064	**			
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042		**		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
On-Site Walkways									
	Cast in Place Concrete	100%			2042		**		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Light, Area Affected : 15%					
				Location : Throughout, Perimeter Of Building					
Parking/Driveway									
	Asphalt	100%	0-2	\$4,100	2038		**		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 10%					
				Location : Throughout, At Dry Wells					
Activity Yard									
	Asphalt	100%			2038		**		
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$9,200	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3,000 Ampere Main Disconnect Switch. Room Is Poorly Illuminated.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2029	\$108,000	5	\$200	
Raceway									
	Conduit	95%			2039	* *	1		
	Conduit	5%			2049	* *	1		
Panelboards									
	Fused Disc Sw	5%			2028	\$2,500	5	\$100	
	Molded Case Bkrs	85%			2037	* *	5	\$1,000	
	Molded Case Bkrs	10%			2051	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$103,300	5	\$300	

Ground

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DEPT. OF HOMELESS SERVICES - 071
SAMARITAN FORBELL
Asset # : 3016

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	58%			2029	\$453,100	10	\$22,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							
		Explanation : T-12 Lamps							
	Fluorescent	40%			2034	* *	10	\$15,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2034	* *	10	\$800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2024	\$32,000	10	\$5,200	
	Exit, Service	50%			2024	\$7,900	1		
Exterior Lighting									
	HID	100%			2029	\$179,400	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2029	\$43,100	1	\$4,800	
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$492,100	2039	* *	1-3	\$24,100	
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Radiant Heater	100%			2024	\$788,700	2	\$19,900	
	Terminal Devices								
	Air Handler	100%			2024	\$625,800	1	\$26,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%			2029	\$278,600	2	\$1,300	
	Split Unit	50%			2024	\$475,000			

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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
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$55,900	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,000	
Exhaust Fans									
	Interior	95%			2024	\$150,400	2	\$1,300	
	Roof	5%			2024	\$3,700	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2034	**	1		
Water Heater									
	Electric	50%			2024	\$19,600	4	\$200	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Two 120 Gallon Water Heaters								
	Electric	50%			2023	\$19,600	4	\$200	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : Two 120 Gallon Water Heaters								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$1,700	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roughly 5 Years Old In Basement								
Backflow Preventer									
	No Component	50%							
	Generic	50%			2029	\$5,700	1	\$1,300	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Basement								
	Explanation : On Spinkler Service								
Fixtures									
	Generic	100%							
Fire Suppression									
Sprinkler									
	Generic	100%			2039	**	1-2	\$12,000	
Chemical System									
	No Component	95%							
	Generic	5%			2024	\$1,400	1-3	\$200	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES
Address : 1215-1225 SENECA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,221,700	\$53,400
Interior Architecture	\$482,900	\$864,000
Electrical	\$1,999,500	\$1,423,900
Mechanical	\$803,900	
Total	\$4,508,100	\$2,341,300
Importance Code A	\$1,550,000	\$53,400
Importance Code B	\$2,958,100	\$2,194,100
Importance Code C		\$93,700
Total	\$4,508,100	\$2,341,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,200	\$12,900		
Interior Architecture	\$79,800			\$4,500
Electrical	\$900	\$5,600	\$5,300	\$6,700
Mechanical	\$6,500	\$73,200	\$12,600	\$7,100
Site Enclosure	\$11,000			
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$112,300	\$96,500	\$22,800	\$23,300
Importance Code A	\$9,700	\$16,900	\$3,900	\$3,900
Importance Code B	\$91,600	\$79,600	\$18,900	\$19,400
Importance Code C	\$11,000			
Total	\$112,300	\$96,500	\$22,800	\$23,300



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.
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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	45%	Now	\$136,400	LIFE	**	5	\$40,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Metal Fire Escapes							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Storage Wall At Main Entrance							
		Graffiti, Extent : Light, Area Affected : 2%							
		Location : East Side							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout South Side							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : B And C Line At East Facade							
	Masonry: Limestone	3%			LIFE	**	5	\$2,000	
	Metal Panel	5%			2049	**	5-10	\$31,300	
	Stucco Cement	47%	Now	\$136,800	2034	**	5	\$53,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout North Side							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout North Side							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Window Sill							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Side Throughout							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : North Side							
		Explanation : Rusting Fire Escapes							
Windows									
	Aluminum	94%	Now	\$243,700	2037	**	5	\$13,200	1
		Air Infiltration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Clad	5%	Now	\$80,400	2054	**	5	\$4,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
	Metal Louvers	1%	4+	\$9,200	2044	**			
		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.

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								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,900	
Masonry: Brick	40%			LIFE	**	5	\$3,000	
Metal Panel	30%			2049	**	5	\$8,700	
Stucco Cement	25%			2042	**	5	\$4,800	
Roof								
Modified Bitumen	97%	Now	\$624,400	2039	**			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	3%			2049	**	10	\$4,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$13,200	
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	10%	Now	\$25,800	2032	\$258,000	5	\$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	30%			2029	\$339,500	3	\$18,100	
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	\$482,900	2044	**	5	\$62,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : At Apartments								
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Throughout Apartments.								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout Apartments.								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : At Apartments								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$11,400	
	Gypsum Board	55%			LIFE	**	5	\$93,700	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Apartments 5b And 5c							
	Masonry: Brick	5%			LIFE	**			
	Plaster	30%			LIFE	**	5	\$25,600	
Ceilings									
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	75%	Now	\$49,400	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	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$11,000	2064	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Activity Yard									
	Cast in Place Concrete	50%			2042	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Rubber Matting	50%			2034	**			

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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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$23,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 2,000 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$135,000	5	\$300	
	Raceway								
	Conduit	100%			2029	\$109,400	1		
	Panelboards								
	Molded Case Bkrs	100%	Now	\$74,300	2054	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
		Explanation : Panelboards Are Overloaded. Breakers Frequently Trip Because There Are Too Many Loads Connected To Circuits.							
	Wiring								
	Thermoplastic	100%			2029	\$169,900	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$165,300	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Covered With Insulation							
Lighting									
	Interior Lighting								
	Fluorescent	30%	Now	\$424,800	2039	* *			
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	50%			2029	\$707,900	10	\$35,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Corridors, Staircases.							
	Incandescent	20%	0-2	\$283,200	2039	* *	2	\$300	
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building.							
	Egress Lighting								
	Emergency, Battery	50%			2029	\$58,100	10	\$9,400	
	Exit, Service	50%			2029	\$14,400	1		
	Exterior Lighting								
	HID	100%	2-4	\$325,300	2039	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building Exterior.							
Alarm									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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

Alarm

Security System

No Component

Generic

70%

30%

2029

\$78,200

1

\$8,700

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

Location : Outside, Hallways.

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Analog

100%

0-2

\$892,000

2039

* *

1-3

\$43,700

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

Location : Throughout The Building.

Explanation : Obsolete System, Inadequate For The Building.

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

Heating

Energy Source

Natural Gas

100%

2049

* *

1

Conversion Equipment

Hot Water Boiler

88%

2-4

\$328,300

2049

* *

1

\$30,500

Corroded, Extent : Severe, Area Affected : 10%

Location : Boiler Room

On Extended Life, Extent : Severe, Area Affected : 50%

Location : Boiler Room

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

Location : Basement Boiler Room

Explanation : 2 Units

Hot Water Boiler

12%

2042

* *

1

\$4,600

Distribution

Hot Wtr Piping/Pump

100%

2-4

\$125,700

2054

* *

4

\$3,800

Leak Evident, Extent : Severe, Area Affected : 100%

Location : Boiler Room

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

Location : Boiler Room

Terminal Devices

Convactor/Radiator

100%

2-4

\$215,900

2042

* *

1

\$22,700

Damaged, Extent : Severe, Area Affected : 50%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

Conversion Equipment

Window/Wall Unit

10%

2024

\$16,800

1

No Component

90%

Ventilation

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,500	
	Exhaust Fans								
	Roof	100%			2024	\$133,900	2	\$2,400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$49,200	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 900 Gallon Storage Tank							
	Sanitary Piping								
	Cast Iron	90%			LIFE	**	1		
	Cast Iron	10%	Now	\$5,900	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Explanation : Clear Corrosion And Damage In Visible Areas In Kitchens And Mechanical Spaces							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement To Ground Floor							
		Explanation : 1 Freight							
	No Component	90%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2039	**	1-2	\$1,100	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Address : 331 EAST 12TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0095.000 / 14740 **Yr Built/Renovated** : 1927 /
Area Sq Ft : 28,659 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Mar-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 4,5,6,7
Block : 454 **Lot** : 52 **BIN** : 1006502

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$145,800
Interior Architecture	\$280,100	
Electrical		\$279,400
Mechanical	\$58,700	\$192,000
Total	\$338,800	\$617,100
Importance Code A		\$337,700
Importance Code B	\$338,800	\$279,400
Total	\$338,800	\$617,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$500	\$7,000	
Interior Architecture	\$92,800	\$9,600		\$3,700
Electrical	\$33,200	\$20,200	\$1,000	\$800
Mechanical	\$37,800	\$9,300	\$8,700	\$5,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$187,500	\$63,300	\$40,400	\$33,800
Importance Code A	\$2,800	\$3,400	\$9,900	\$2,800
Importance Code B	\$131,300	\$59,900	\$30,500	\$30,900
Importance Code C	\$53,300			
Total	\$187,500	\$63,300	\$40,400	\$33,800



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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
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$35,600	
	Masonry: Brick	90%			LIFE	**	5	\$41,000	
Windows									
	Aluminum	100%			2045	**	5	\$14,100	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$7,600	
	Masonry: Brick	75%			LIFE	**	5	\$3,700	
	Metal Panel	5%			2049	**	5	\$1,000	
Roof									
	IRMA/Protected Membrane	25%			2029	\$28,500	10	\$3,200	
	Modified Bitumen	75%			2029	\$145,800	10	\$9,700	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,300	
	Ceramic Tile	5%			2038	**	5	\$2,100	
	Vinyl Tile	70%	4+	\$280,100	2039	**	3	\$11,200	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium							
	Wood	15%	4+	\$23,300	2044	**	5	\$6,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$24,100	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Retaining Wall In Boiler Room, Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Retaining Wall In Boiler Room, Sub-basement							
	Ceramic Tile	5%			2038	**	5	\$3,400	
	Plaster	90%	4+	\$27,500	LIFE	**	5	\$18,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium Backstage							
Ceilings									
	AcousTileSusp.Lay-In	45%			2034	**	5	\$19,200	
	Exposed Struc: Concrete	5%	Now	\$15,100	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room, Sub-basement							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room, Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
	Plaster	50%			LIFE	**	5	\$13,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Auditorium Backstage							
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2034

* *

On-Site Walkways

Masonry: Granite

100%

LIFE

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2039

* *

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,500 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw

60%

2039

* *

5

\$100

Fused Knife Sw

40%

2-4

\$32,400

2059

* *

5

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Electrical Room*

Raceway

Conduit

80%

2039

* *

1

Conduit

20%

2029

\$7,800

1

Panelboards

Fused Disc Sw

5%

2037

* *

5

Molded Case Bkrs

95%

2037

* *

5

\$700

Wiring

Thermoplastic

80%

2039

* *

1

Thermoplastic

20%

2029

\$11,400

1

Motor Controllers

Locally Mounted

100%

2034

* *

5

\$200

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$400

Lighting

Interior Lighting

Fluorescent

30%

2034

* *

10

\$7,900

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Fluorescent

40%

2029

\$208,200

10

\$10,500

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Apartment Rooms*

Fluorescent

30%

2034

* *

10

\$7,900

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF
Asset # : 14740

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$3,500	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	50%			2029	\$59,800	10		
LED	50%			2037	**			
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$5,300	
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								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2027	\$192,000	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$25,100	2039	**	4	\$1,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Condensate Pipe In The Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$9,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$58,700	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$8,000	
No Component	50%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Galvanized Steel	100%	0-2	\$6,500	2034	**	1		
		Corroded, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
	Water Heater Gas Fired	100%			2027	\$18,100	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
	Sump Pump(s) Non-Submersible	100%			2029	\$4,500	4	\$600	
	Sewage Ejector(s) Electric	100%			2029	\$8,500	4	\$1,100	
	Backflow Preventer Generic	100%			2029	\$7,500	1	\$1,800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	70%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1 Unit From Basement To 6th Floor, 1 Unit From 1st To 7th Floor							
		Explanation : 2 Units							
	Hydraulic	30%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe Generic	100%			2049	**	1-5	\$14,400	
	Sprinkler Generic	100%			2049	**	1-2	\$8,000	
	Fire Pump Generic	100%			2032	\$19,100	1	\$5,400	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2009
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 05-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$178,700
Interior Architecture		\$411,100
Electrical		\$432,000
Mechanical	\$379,500	\$366,700
Total	\$379,500	\$1,388,500
Importance Code A	\$263,000	\$178,700
Importance Code B	\$116,500	\$882,700
Importance Code C		\$327,000
Total	\$379,500	\$1,388,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,000			
Interior Architecture	\$2,200		\$10,100	
Electrical	\$7,000	\$38,000	\$2,100	\$1,700
Mechanical	\$35,600	\$19,800	\$15,800	\$6,800
Site Pavements	\$58,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,300	\$61,700	\$31,800	\$12,500
Importance Code A	\$46,000	\$3,100	\$3,000	\$3,000
Importance Code B	\$92,900	\$58,600	\$28,900	\$9,500
Importance Code C	\$14,300			
Total	\$153,300	\$61,700	\$31,800	\$12,500



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.
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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$65,100	
	Stucco Cement	5%			2042	**	5	\$8,600	
Windows									
	Aluminum	98%	0-2	\$41,800	2045	**	5	\$2,300	
	Air Infiltration, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 1%								
	Location : At Sills Throughout								
	Aluminum	2%	Now	\$4,300	2054	**	5		
	Unit Inoperable, Extent : Moderate, Area Affected : 100%								
	Location : Sout West Clearstory, 2 Units								
Parapets									
	Metal: Cage/Fence	100%			2042	**	5-10	\$83,800	
Roof									
	Built-Up (BUR)	65%			2037	**	10	\$57,100	
	Metal Panel	35%			2042	**	10	\$56,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : Central Building On Brewer, Detached Leader								
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$800	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
	Ceramic Tile	5%			2038	**	5	\$4,500	
	Vinyl Tile	90%			2034	**	3	\$30,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	10%			2032	\$327,000	5	\$10,700	
	Concrete Masonry Unit	13%			LIFE	**	5	\$5,600	
	Gypsum Board	77%			LIFE	**	5	\$49,500	
	Water Penetration, Extent : Light, Area Affected : 1%								
	Location : Throughout Rooms 208-216								
Ceilings									
	Exposed Struc: Concrete	5%			LIFE	**	5	\$700	
	Gypsum Board	75%			LIFE	**	5	\$84,100	
	Plaster	20%			LIFE	**	5	\$11,200	
Site Enclosure									
Fence/Gates									
	Chain Link	95%			2049	**			
	Iron Picket	5%			2064	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 25%								
	Location : Throughout								

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2064		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$3,000	2042		* *		
	Misaligned/Bulging, Extent : Light, Area Affected : 1%								
	Location : Brewer Boulevard								
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$14,300	2042		* *		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Throughout At Joints								
	Activity Yard								
	Cast in Place Concrete	40%	Now	\$41,000	2049		* *		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
	Location : West Of The Building								
	Cast in Place Concrete	60%			2042		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 800 Amperes Main Disconnect Switches								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2039	* *	5	\$300	
	Raceway								
	Conduit	100%			2039	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2037	* *	5	\$100	
	Molded Case Bkrs	95%			2037	* *	5	\$1,500	
	Wiring								
	Thermoplastic	100%			2039	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2034	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Lighting									

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2034	* *	10	\$33,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 90%							
		Location : Throughout							
	Fluorescent	5%			2034	* *	10	\$2,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2029	\$381,100	10	\$19,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2029	\$44,700	10	\$7,200	
	Exit, Battery	50%			2029	\$37,800	10	\$2,000	
Exterior Lighting									
	HID	20%			2029	\$50,900	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	80%							
Lightning Protection									
Arresters/Cabling	Generic	72%	4+	\$5,300	2044	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : Rooftop Perimeter							
		Explanation : Needs To Be Resecured							
	Generic	28%			2069	* *	5	\$300	
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$6,800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$11,300	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	50%	Now	\$23,900	2034	* *	1	\$13,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
	Hot Water Boiler	50%	0-2	\$239,100	2049	* *	1	\$13,300	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
		Explanation : 1 Of 2 Units							
Distribution									
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$3,000	
Terminal Devices									
	Air Handler	25%	Now	\$21,800	2029	\$218,100	1	\$8,300	
		Broken, Extent : Moderate, Area Affected : 3%							
		Location : One Unit In Basement							
	Convactor/Radiator	75%			2034	* *	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$116,500	2039	* *	2	\$400	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units Serving Corridors							
	Split Unit	5%	Now	\$6,600	2029	\$66,200			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lower Roof							
		Explanation : Serves Recreational Area							
	Window/Wall Unit	10%			2024	\$12,900	1		
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
	Exhaust Fans								
	Interior	20%			2029	\$44,100	2	\$400	
	Roof	80%			2029	\$82,400	2	\$1,500	

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2039	* *	1		
	HW Heat Exchanger HTHW/HW	100%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 1 Unit							
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2023	\$2,100	4	\$1,900	
	Sewage Ejector(s) Electric	100%			2029	\$18,200	4	\$2,400	
		Recent Repair Evident, Extent : N/A, Area Affected : 50% Location : Basement Recent Replace Evident, Extent : N/A, Area Affected : 50% Location : Basement							
	Backflow Preventer Generic	100%			2029	\$15,800	1	\$3,700	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Cellar To 2nd Floor Explanation : 1 Unit							
Fire Suppression									
	Sprinkler Generic	100%			2039	* *	1-2	\$16,800	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$83,500	
Interior Architecture	\$67,000	\$300,200
Electrical	\$62,300	\$531,600
Mechanical		\$383,100
Total	\$212,800	\$1,215,000
Importance Code A	\$83,500	
Importance Code B	\$62,300	\$1,215,000
Importance Code C	\$67,000	
Total	\$212,800	\$1,215,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$147,100		\$1,800	
Interior Architecture	\$119,100			\$4,000
Electrical	\$23,900	\$1,900	\$2,100	\$2,300
Mechanical	\$17,600	\$4,500	\$6,400	\$4,500
Site Enclosure	\$10,100			
Site Pavements	\$37,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$367,100	\$18,200	\$22,200	\$22,600
Importance Code A	\$149,700	\$2,600	\$4,400	\$2,600
Importance Code B	\$130,500	\$15,700	\$17,800	\$20,000
Importance Code C	\$86,900			
Total	\$367,100	\$18,200	\$22,200	\$22,600



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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$36,100	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	\$58,000		
	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	\$83,500	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	\$34,900	2040	**	5	\$1,900		
	Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Steel	10%	Now	\$24,200	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	**	5-10	\$25,100		
Metal Panel	5%			2058	**	5	\$1,100		
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
Metal Rail	5%	Now	\$800	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	\$2,600	LIFE	**	5	\$5,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement Locker Room Area								
Ceramic Tile	5%	Now	\$4,900	2035	**	5	\$1,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Marble Panels	5%			LIFE	**	5	\$3,400		
Terrazzo	15%	4+	\$35,200	LIFE	**	5	\$5,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Lobby								
Vinyl Tile	70%	Now	\$30,000	2032	\$300,200	3	\$12,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%			LIFE	**	10	\$11,100		
Ceramic Tile	5%	Now	\$27,100	2035	**	5	\$2,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bathroom Shower Stalls								
Fiberglass Panel	5%			LIFE	**	10	\$1,100		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Bathrooms								
	Explanation : Wall Covering								
Plaster	85%	Now	\$67,000	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	**	5-10	\$2,900		
Metal Panel	5%			LIFE	**	5	\$5,700		
Site Enclosure									
Fence/Gates									
Chain Link	100%	4+	\$10,100	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	\$2,100	2037	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : Walkway Around Perimeter Of Building</i>					

Parking/Driveway

Asphalt	90%	4+	\$24,400	2035	* *
<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	\$11,100	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	\$5,400	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	\$39,000	1		
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Panelboards

Fused Disc Sw	10%			2031	\$3,300	5		\$100
Molded Case Bkrs	90%			2031	\$29,700	5		\$600

Wiring

Thermoplastic	100%			2032	\$56,900	1		
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Motor Controllers

Locally Mounted	100%	2-4	\$1,200	2037	* *	5		\$100
<i>Corroded, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$800
<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	\$6,000	5	\$100	
	Generators								
	Natural Gas	100%	4+	\$62,300	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	\$451,000	10	\$22,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2032	\$23,700	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	\$32,700	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	\$21,800	2032	\$43,700	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		

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment									
	Steam Boiler	50%			2037	* *	1	\$12,900	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Of 2 Is An Older Unit.</i>									
	Steam Boiler	50%			2049	* *	1	\$12,900	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1 Of 2 Boilers Installed In 2020.</i>									
Distribution									
	Steam Piping/Pump	100%			2032	\$119,600			
<i>Recent Installation, Extent : N/A, Area Affected : 15%</i>									
<i>Location : Basement. Steam Piping Associated With Newer Boiler.</i>									
Terminal Devices									
	Convactor/Radiator	100%			2030	\$144,800	1	\$8,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	20%			2027	\$11,300	1		
	No Component	80%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2032	\$5,100	1	\$400	
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	5%	Now	\$500	2032	\$500	2	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>									
<i>Location : Roof And By Fire Escape Stairs.</i>									
<i>Explanation : Refrigerant Piping Damaged And Missing Insulation.</i>									
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,100	
Exhaust Fans									
	Roof	99%	Now	\$4,400	2032	\$44,500	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Roof. 3 Defective Fans.</i>									
	Wall Unit	1%			2032	\$100	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Basement Child Care</i>									
<i>Explanation : 2 Units.</i>									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2030	\$118,700	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2031	\$16,500	2	\$400	
		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	\$1,400	1-3	\$200	

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

Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE
Borough : BROOKLYN **Agency's Number** : FK28
Program / Asset # : DHS0085.000 / 4457 **Yr Built/Renovated** : 1923 / 2012
Area Sq Ft : 55,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$290,800	
Interior Architecture	\$136,200	\$268,200
Electrical		\$1,056,500
Mechanical		\$533,300
Total	\$427,000	\$1,858,100
Importance Code A	\$290,800	\$438,800
Importance Code B	\$53,600	\$1,419,300
Importance Code C	\$82,500	
Total	\$427,000	\$1,858,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,200		\$19,600	
Interior Architecture	\$53,300		\$16,100	\$3,600
Electrical	\$2,200	\$1,300	\$1,600	\$1,600
Mechanical	\$66,700	\$4,900	\$73,300	\$6,900
Site Pavements	\$1,900			
Total	\$173,300	\$6,200	\$110,600	\$12,100
Importance Code A	\$93,100	\$2,700	\$22,500	\$2,700
Importance Code B	\$73,500	\$3,500	\$88,100	\$9,300
Importance Code C	\$6,700			
Total	\$173,300	\$6,200	\$110,600	\$12,100



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.
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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	\$86,000	LIFE	**	5	\$25,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Along Stockholm Street And Central Avenue Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 4th Floor Apartments Along Central Avenue							
Masonry: Limestone	5%	Now	\$17,300	LIFE	**	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Stucco Cement	50%	Now	\$91,700	2035	**	5	\$35,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : West And South Side Of Building							
Windows								
Aluminum	100%	Now	\$113,100	2046	**	5	\$6,100	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways And Interior Face							
	Explanation : Stucco On Brick							
Masonry: Sandstone	35%	Now	\$31,900	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	95%			2035	**	10	\$19,600	
Skylight, Metal/Glass	5%			2050	**	10	\$3,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	10%	Now	\$6,100	2039	**	5	\$2,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Toilets Throughout							
Quarry Tile	5%			2043	**	5	\$4,300	
Vinyl Tile	50%	Now	\$53,600	2030	\$268,200	3	\$10,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Apartments And Family Room							
	Patching Evident, Extent : Light, Area Affected : 10%							
	Location : Apartments Throughout							
Wood	30%			2045	**	5	\$32,100	

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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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	20%	Now	\$82,500	2039	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets Throughout</i>								
Gypsum Board	60%			LIFE	**	5	\$48,700	
Plaster	20%	Now	\$4,800	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 4g And 4h</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 4g And 4h</i>								
Ceilings								
Plaster	100%	Now	\$40,300	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	**			
Iron Picket	50%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</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%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere And Two 200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2040	**	1		

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2030	\$249,800	10	\$12,600	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices, Basement, Hallway And Stairway								
	Incandescent	75%			2030	\$749,300	2	\$900	
	Egress Lighting								
	Emergency, Battery	50%			2030	\$41,000	10	\$6,600	
	Exit, Service	50%			2030	\$10,100	1		
	Exterior Lighting								
	HID	25%			2030	\$57,400	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Operated Via Timer And Photocell								
	No Component	75%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2035	* *	1	\$2,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$10,500	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$43,900	2028	\$438,800	1	\$24,500	
	Controller Not Working, Extent : Severe, Area Affected : 20%								
	Location : Automatic Temperature Controls In Boiler Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 5 Gas Fired Modular Hot Water Boiler At 300,000 BTU Per Hour Each								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$2,700	
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$17,800	

Air Conditioning

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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	25%			2025	\$29,700	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,700	
	Exhaust Fans								
	Roof	100%			2030	\$94,500	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$34,700	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Two Units At 100 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%	Now	\$20,800	LIFE	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Basement Ceiling In The Rear Of The Building								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$8,700	4	\$1,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2040	* *	1-2	\$800	

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

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$402,000	\$148,100
Interior Architecture	\$769,600	\$769,400
Electrical	\$85,000	\$813,700
Mechanical	\$120,400	\$2,665,400
Total	\$1,377,000	\$4,396,600
Importance Code A	\$402,000	\$148,100
Importance Code B	\$975,000	\$4,248,500
Total	\$1,377,000	\$4,396,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$44,600		\$12,100	
Interior Architecture	\$66,500		\$5,100	\$11,500
Electrical	\$16,700	\$6,400	\$7,600	\$10,500
Mechanical	\$83,900	\$17,800	\$25,000	\$16,100
Site Enclosure	\$700			
Site Pavements	\$14,300			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$244,500	\$42,000	\$67,600	\$55,800
Importance Code A	\$51,400	\$6,800	\$18,900	\$6,800
Importance Code B	\$150,100	\$35,200	\$48,700	\$47,800
Importance Code C	\$43,000			\$1,200
Total	\$244,500	\$42,000	\$67,600	\$55,800



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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
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	\$137,800	LIFE	* *	5	\$68,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%	Now	\$264,300	LIFE	* *	5	\$79,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Walls Facing Courtyard, Bulkhead								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Walls Facing Courtyard, Bulkhead								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Walls Facing Courtyard, Bulkhead								
Windows								
Aluminum	95%			2040	* *	5	\$3,400	
Steel	5%	Now	\$10,200	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	* *	5-10	\$5,400	
Masonry: Brick	70%	Now	\$28,400	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	* *	10	\$2,100	
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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	Now	\$23,500	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	\$65,000	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	\$76,900	2032	\$769,400	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	**	5-10	\$12,500	
	Plaster	80%	Now	\$34,900	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	\$72,800	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	\$476,500	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	**	5-10	\$123,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2052	**			

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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	\$700	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Sideyard Stair To Basement							
	Masonry: Brick	50%			2052		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037		* *		
	On-Site Walkways								
	Cast in Place Concrete	100%			2037		* *		
	Activity Yard								
	Cast in Place Concrete	100%	Now	\$14,300	2045		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Side Yard 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%			2032	\$23,000	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room In Sub-Basement							
		Explanation : One 1600 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$135,000	5	\$300	
	Raceway								
	Conduit	100%			2032	\$109,400	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$3,700	5	\$100	
	Molded Case Bkrs	95%			2031	\$70,600	5	\$1,700	
	Wiring								
	Braided Cloth	50%	2-4	\$85,000	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2032	\$85,000	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$77,200	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	\$12,400	1	\$21,200	

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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	\$97,500	1	\$26,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room In Sub-Basement						
			Explanation : One 200 Kilowatts						
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$2,500	
Fuel Storage									
	Day Tank	50%			2031	\$2,800	5	\$6,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Generator Room In Sub-Basement						
			Explanation : One 50 Gallons						
	Main Tank	50%			2035	* *	5	\$1,000	
			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 : Light, Area Affected : 100%						
			Location : Stairway						
			Explanation : Compact Fluorescent Lamps						
	Fluorescent	10%			2027	\$124,900	10	\$6,300	
			T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Sub-Basement						
Egress Lighting									
	Emergency, Service	10%			2027	\$3,700	1		
	Emergency, Service	50%			2037	* *	1		
	Exit, Service	30%			2027	\$7,600	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	HID	20%			2027	\$57,400	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 10000 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	\$120,400	2042	* *	4	\$3,400	
Corroded, Extent : Severe, Area Affected : 50%									
Location : Basement									
Terminal Devices	Convactor/Radiator	100%			2030	\$380,900	1	\$22,200	
Air Conditioning									
Energy Source	Electricity	100%			2040	* *	1		
Conversion Equipment	Int Pkg Unit - Heating/Cooling	50%			2030	\$756,600	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	\$14,800	1		
No Component		30%							
Heat Rejection	Air Cooled Condenser Unit	100%			2037	* *	2	\$47,900	
Ventilation									
Distribution	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
No Component		90%							
Exhaust Fans	Roof	10%			2027	\$11,800	2	\$200	
Wall Unit		15%			2032	\$3,800	2	\$300	
No Component		75%							
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2032	\$265,200	1		
	Galvanized Steel	50%	Now	\$7,800	2030	\$156,100	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Sub-Basement And Water Main							
	HW Heat Exchanger								
	Steam Fired	100%			2032	\$113,300	4	\$10,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$14,800	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Sub-Basement							
	Sump Pump(s)								
	Non-Submersible	100%			2042	* *	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2040	* *	1	\$4,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			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	\$296,500	1-5	\$35,900	
	Sprinkler								
	Generic	100%	Now	\$34,800	2032	\$696,800	1-2	\$16,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	Fire Pump								
	Generic	100%	Now	\$2,300	2028	\$45,800	1	\$11,600	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
	Chemical System								
	Generic	100%			2030	\$28,900	1-3	\$3,700	

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE
Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET
Borough : BRONX **Agency's Number** : FB26
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$682,600	\$637,300
Interior Architecture	\$562,500	\$140,700
Electrical		\$1,393,800
Mechanical	\$309,300	\$1,057,500
Total	\$1,554,400	\$3,229,200
Importance Code A	\$682,600	\$637,300
Importance Code B	\$663,700	\$2,517,500
Importance Code C	\$208,100	\$74,400
Total	\$1,554,400	\$3,229,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$64,300			
Interior Architecture	\$30,700	\$9,900	\$9,400	\$4,600
Electrical	\$2,700	\$2,200	\$2,300	\$1,800
Mechanical	\$64,200	\$7,300	\$29,500	\$7,300
Site Pavements	\$1,600			
Total	\$163,400	\$19,400	\$41,200	\$13,800
Importance Code A	\$67,500	\$3,200	\$3,400	\$3,200
Importance Code B	\$95,900	\$6,300	\$37,900	\$10,500
Importance Code C		\$9,900		
Total	\$163,400	\$19,400	\$41,200	\$13,800



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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%	4+	\$5,800	LIFE	* *	5	\$3,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Front Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads A And B								
	Metal Panel	2%	Now	\$1,100	2050	* *	5	\$2,600	
	Deformed/Dented, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Pre-Cast Concrete	3%	Now	\$7,600	LIFE	* *	5	\$6,800	
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Stucco Cement	90%	Now	\$399,500	2035	* *	5	\$78,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Windows									
	Aluminum	95%	4+	\$137,500	2046	* *	5	\$14,800	
	Air Infiltration, Extent : Moderate, Area Affected : 90%								
	Location : Throughout								
	Cttrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Metal Clad	5%	4+	\$89,700	2055	* *	5	\$4,900	
	Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Pre-Cast Concrete	5%	Now	\$1,200	LIFE	* *	5	\$1,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Open Joints, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Wall Coping Stones								
	Explanation : Covered With Metal Pan Coping								
	Stucco Cement	95%	Now	\$32,600	2035	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Sub-basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout, Gas Meter Room, Compactor Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Wall								
	Explanation : Covered With Metal Panels								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	95%	Now	\$55,900	2030	\$559,300			1	
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Building C, Bulkhead, Building B								
Skylight, Metal/Glass	5%	Now	\$16,000	2040	* *				
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Stairs A And C								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Roof Of Building C								
	Explanation : Some Skylights Not Installed								
Interior									
Floors									
Carpet	2%			2029	\$27,400	3	\$3,900		
Cast in Place Concrete	5%	Now	\$5,600	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	\$10,400	2039	* *	5	\$4,900		
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Staff Restroom On First Floor								
Quarry Tile	3%			2035	* *	5	\$4,400		
Vinyl Tile	30%	Now	\$13,700	2035	* *	3	\$10,900		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout 1st Floor								
Wood	50%	0-2	\$354,400	2045	* *	5	\$45,600		
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	2%	Now	\$151,300	2045	* *	5	\$2,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Basement Corridors								
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
	Location : Basement								
Ceramic Tile	8%			2039	* *	5	\$19,800		
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,000		
Gypsum Board	50%	Now	\$56,800	LIFE	* *	5	\$74,400		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Plaster	35%			LIFE	* *	5	\$26,000		

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2035	**	5	\$14,500	
Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$66,300	
Plaster	20%			LIFE	**	5	\$12,000	

Site Enclosure

Fence/Gates

Iron Picket	100%			2065	**			
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Retaining Walls

Cast in Place Concrete	100%			2065	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,600	2043	**			
<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%			2043	**			
Pavers/Stone	5%			2039	**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040	**	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%			2040	**	5	\$300	
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Raceway

Conduit	100%			2040	**	1		
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Panelboards

Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	95%			2038	**	5	\$1,600	

Wiring

Thermoplastic	100%			2040	**	1		
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Motor Controllers

Locally Mounted	100%			2035	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

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UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	65%			2030	\$767,500	10	\$38,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Apartment Units							
	Fluorescent	15%			2030	\$177,100	10	\$8,900	
		T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Apartment Units							
Fluorescent		10%			2030	\$118,100	10	\$6,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Electrical And Mechanical Room							
LED		10%			2038	* *			
Egress Lighting									
Emergency, Battery		50%			2030	\$48,400	10	\$7,800	
	Exit, Service	30%			2030	\$7,200	1		
	Exit, Service	20%			2038	* *	1		
Exterior Lighting									
HID		20%			2030	\$54,300	10		
HID		10%			2038	* *	10		
No Component		70%							
Alarm									
Security System									
No Component		70%							
Generic		30%			2035	* *	1	\$7,300	
Fire/Smoke Detection									
No Component		70%							
Generic, Analog		30%			2030	\$223,200	1-3	\$12,000	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2047	* *	1	\$32,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-cellar								
	Explanation : 1 Unit								
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$31,500	2029	\$104,900	4	\$3,200	
	Corroded, Extent : Moderate, Area Affected : 40%								
	Location : Sub-cellar And Cellar								

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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									
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$108,000	2028	\$360,200	1	\$18,900	
		Damaged, Extent : Moderate, Area Affected : 40%							
		Location : Sub-cellar, Cellar And Various Floors							
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%	0-2	\$201,200	2028	\$503,100	2	\$600	
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Sub-cellar And Cellar							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-cellar And Cellar							
	Window/Wall Unit	5%			2025	\$7,000	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,200	
	Exhaust Fans								
	Interior	20%			2030	\$47,900	2	\$400	
	Roof	80%	0-2	\$17,900	2030	\$89,400	2	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 70%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$41,000	2	\$900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$7,000	LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Rooms 5-a, 5-f							
	Sump Pump(s)								
	Submersible	100%			2023	\$2,300	4	\$2,100	
	Backflow Preventer								
	Generic	100%			2030	\$17,100	1	\$4,000	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 30%							
		Location : Various Floors							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$32,800	
	Sprinkler							
	No Component	95%						
	Generic	5%		2040	* *	1-2	\$900	
	Chemical System							
	No Component	99%						
	Generic	1%		2025	\$300	1-3		

*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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE @ E. HOUSTON ST
Borough : MANHATTAN **Agency's Number** : FM07
Program / Asset # : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 2015
Area Sq Ft : 91,283 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,026,700	\$316,600
Interior Architecture	\$427,200	\$1,220,000
Electrical	\$175,800	\$2,253,800
Mechanical	\$1,897,600	
Total	\$4,527,300	\$3,790,400
Importance Code A	\$2,332,500	\$316,600
Importance Code B	\$2,140,100	\$3,398,500
Importance Code C	\$54,700	\$75,400
Total	\$4,527,300	\$3,790,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,100		\$9,500	
Interior Architecture	\$38,700			\$14,500
Electrical	\$68,800	\$1,000	\$20,100	
Mechanical	\$4,100	\$13,600	\$26,800	\$13,600
Site Pavements	\$40,800			
Total	\$155,500	\$14,600	\$56,400	\$28,100
Importance Code A	\$44,000	\$9,000	\$18,500	\$9,000
Importance Code B	\$64,800	\$5,600	\$37,900	\$19,100
Importance Code C	\$46,700			
Total	\$155,500	\$14,600	\$56,400	\$28,100



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
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	\$188,800	LIFE	* *	5	\$75,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cast Stone/Terra Cotta	5%	Now	\$355,300	LIFE	* *	5	\$59,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Masonry: Brick	80%	Now	\$807,800	LIFE	* *	5	\$121,100	1
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Loose Units, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Stucco Cement	5%			2035	* *	5	\$18,900	
Windows									
	Aluminum	95%	Now	\$501,900	2046	* *	5	\$9,000	
	Air Infiltration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Metal Louvers	5%	0-2	\$3,100	2039	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Parapets									
	Metal: Cage/Fence	100%			2035	* *	5-10	\$86,800	
Roof									
	Modified Bitumen	97%			2038	* *	10	\$60,600	
	Skylight, Metal/Glass	3%	Now	\$122,300	2040	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Bulkheads, Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads, Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads, Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	4+	\$1,600	LIFE	**	5	\$14,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Basement Mechanical Room							
	Ceramic Tile	10%	Now	\$58,400	2039	**	5	\$6,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Bathrooms In Apartments							
	Vinyl Tile	85%	0-2	\$54,400	2030	\$1,088,700	3	\$43,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Basement And 1st Floor Offices, Apartments Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 75%							
		Location : Basement And 1st Floor Offices, Apartments Throughout							
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%	Now	\$54,700	2039	**	5	\$9,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Apartments Bathrooms Throughout							
	Concrete Masonry Unit	5%			LIFE	**	5	\$7,200	
	Gypsum Board	10%	Now	\$16,400	LIFE	**	5	\$21,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Apartments Throughout							
	Plaster	70%			LIFE	**	5	\$75,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staircases Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Staircases Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$12,800	
	Gypsum Board	20%	0-2	\$14,300	LIFE	**	5	\$32,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	70%	Now	\$259,600	LIFE	**	5	\$55,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2065	**			
		Deteriorated Finish, Extent : Light, Area Affected : 50%							
		Location : Throughout Main Entrance							
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$10,600	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Of Building</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$30,200	2043	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Alley</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	0-2	\$40,900	2060	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Ampere Main Disconnect Switches. Enclosure Shows Signs Of Rust.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%	0-2	\$135,000	2060	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Equipment Shows Signs Of Rust.</i>								

Raceway

Conduit	15%			2030	\$16,400	1		
Conduit	85%			2030	\$93,000	1		

Panelboards

Fused Disc Sw	5%			2029	\$5,000	5	\$100	
Fused Disc Sw	10%			2029	\$9,900	5	\$200	
Molded Case Bkrs	15%			2038	**	5	\$400	
Molded Case Bkrs	70%			2029	\$69,400	5	\$1,700	

Wiring

Braided Cloth	10%	0-2	\$17,000	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2040	**	1		
Thermoplastic	50%			2030	\$85,000	1		

Motor Controllers

Locally Mounted	30%			2035	**	5	\$200	
Locally Mounted	70%			2028	\$144,700	5	\$400	

Ground

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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

Ground

Grounding Devices
Generic

100% 2-4 \$10,500 LIFE * * 5 \$1,300
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : Corroded

Lighting

Interior Lighting
Fluorescent

100% 2030 \$1,658,200 10 \$83,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout
Explanation : Using T8 Lamps

Egress Lighting

Emergency, Battery 30% 2025 \$40,800 10 \$6,600
 Emergency, Battery 20% 2030 \$27,200 10 \$4,400
 Exit, Service 40% 2025 \$13,400 1
 Exit, Service 10% 2035 * * 1

Exterior Lighting

HID 20% 2030 \$76,200 10 \$100
 No Component 80%

Alarm

Fire/Smoke Detection

No Component 85%
 Under Construction 15%

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

Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 4+ \$51,800 2050 * * 1

Not in Service, Extent : Moderate, Area Affected : 100%
Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source

Conversion Equipment
Steam Boiler

100% Now \$305,700 2035 * * 1 \$81,400
Damaged, Extent : Severe, Area Affected : 100%
Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement
Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp 100% 4+ \$799,500 2050 * * 4 \$4,500

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	95%	4+	\$240,300	2043	**	1	\$25,200	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Fan Coil Unit/Heat	5%			2025	\$70,700	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2028	\$19,700	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,200	
	No Component	80%							
	Exhaust Fans								
	Roof	10%			2030	\$15,700	2	\$300	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	4+	\$75,200	2050	**	4	\$9,000	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement, Equipment Was Damaged During Hurricane Sandy							
	Sanitary Piping								
	Cast Iron	90%	Now	\$186,700	LIFE	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throuhgout							
		Explanation : Main Sewer Cracked							
	Cast Iron	10%	0-2	\$69,100	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+	\$98,400	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	20%	0-2	\$2,900	2040	**	4	\$400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement, 4 Of 8 Defective Pumps							
	Non-Submersible	80%			2025	\$11,500	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2030	\$24,000	1	\$5,600	
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		70%						
Generic		30%		2040	* *	1-2	\$7,700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)
Address : 771-775 MACDONOUGH STREET
Borough : BROOKLYN **Agency's Number** : FK25
Program / Asset # : DHS0086.000 / 4458 **Yr Built/Renovated** : 1923 / 1990
Area Sq Ft : 45,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$90,000
Electrical	\$195,400	\$93,900
Mechanical		\$77,300
Total	\$195,400	\$261,200
Importance Code A		\$90,000
Importance Code B	\$195,400	\$171,200
Total	\$195,400	\$261,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,600		\$2,700	\$2,500
Interior Architecture	\$15,300	\$17,000		\$1,200
Electrical	\$800	\$900	\$3,200	\$1,200
Mechanical	\$27,000	\$3,700	\$30,100	\$4,800
Site Enclosure	\$200			
Total	\$48,800	\$21,600	\$35,900	\$9,800
Importance Code A	\$7,800	\$2,200	\$5,000	\$4,800
Importance Code B	\$41,000	\$9,000	\$31,000	\$5,000
Importance Code C		\$10,300		
Total	\$48,800	\$21,600	\$35,900	\$9,800



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.
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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Exterior								
Exterior Walls								
	Masonry: Brick	5%			LIFE	**	5	\$900
	Masonry: Brick	85%			LIFE	**	5	\$15,200
	Metal Panel	5%			2050	**	5-10	\$6,200
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,900
Windows								
	Aluminum	95%			2046	**	5	\$5,100
	Metal Clad	5%			2038	**	5	\$1,700
Parapets								
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,000
	Masonry: Brick	80%			LIFE	**	5	\$4,100
	Metal Panel	10%			2050	**	5	\$2,000
	Metal Rail	5%	Now	\$700	2035	**	5	\$1,800
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Roof								
	Modified Bitumen	49%			2030	\$90,000	10	\$6,000
	Modified Bitumen	49%			2038	**	10	\$6,000
Recent Replace Evident, Extent : N/A, Area Affected : 100%								
Location : Roof								
	Skylight, Metal/Glass	2%	Now	\$4,000	2040	**		
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Interior								
Floors								
	Carpet	5%			2029	\$23,500	3	\$3,300
	Ceramic Tile	40%			2039	**	5	\$13,300
	Vinyl Tile	10%			2035	**	3	\$1,700
	Wood	45%			2058	**	5	\$28,100
Interior Walls								
	Ceramic Tile	25%			2039	**	5	\$20,700
	Concrete Masonry Unit	20%			LIFE	**	5	\$6,600
	Gypsum Board	50%			LIFE	**	5	\$24,800
	Masonry: Brick	1%			LIFE	**		
	Masonry: Fieldstone	4%			LIFE	**		
Ceilings								
	Gypsum Board	85%			LIFE	**	5	\$35,400
	Plaster	15%			LIFE	**	5	\$3,100
Site Enclosure								
Fence/Gates								
	Iron Picket	100%			2065	**		

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	50%				2065		**			
Masonry: Brick	50%	0-2		\$200	2040		**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>										
<i>Location : Main Entry Ramp</i>										

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2035		**			
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On-Site Walkways

Cast in Place Concrete	50%				2035		**			
Pavers/Stone	50%				2039		**			

Activity Yard

Rubber Matting	100%				2035		**			
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Electrical			Current Repair			Future Replacement		Maintenance		
System	Component		% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type		Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2040		**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>										
<i>Location : Electrical Room</i>										
<i>Explanation : One 400 Ampere And Two 200 Amperes Main Disconnect Switches.</i>										

Switchgear / Switchboard

Fused Disc Sw	100%				2040		**	5	\$200	
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Raceway

Conduit	95%				2040		**	1		
Conduit	5%				2050		**	1		

Panelboards

Fused Disc Sw	5%				2038		**	5	\$100	
Molded Case Bkrs	95%				2038		**	5	\$1,100	

Wiring

Thermoplastic	95%				2040		**	1		
Thermoplastic	5%				2050		**	1		

Ground

Grounding Devices

Generic	100%				LIFE		**	5	\$700	
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Lighting

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
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2038	* *	10	\$39,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : T-8 Lamp Type Fixtures Installed In 2017.							
	Fluorescent	5%			2025	\$40,900	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamp Type Fixtures In The Basement Area.							
Egress Lighting									
	Emergency, Battery	50%			2030	\$33,500	10	\$5,400	
	Exit, Service	50%			2030	\$8,300	1		
Exterior Lighting									
	HID	50%			2030	\$93,900	10	\$100	
	No Component	50%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2038	* *	1	\$1,700	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%	Now	\$154,500	2040	* *	1-3	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : The Fire Alarm System Is Not Operational.							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2035	* *	1	\$22,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm 720,000 B T U / H R							
Distribution									
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$2,200	
Terminal Devices									
	Convactor/Radiator	100%			2035	* *	1	\$14,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	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
WAYSIDE MACDONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	25%			2025	\$24,300	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$12,500	
	No Component	50%							
	Exhaust Fans								
	Roof	100%	Now	\$23,200	2030	\$77,300	2	\$1,100	
			Malfunctioning, Extent : Severe, Area Affected : 30%						
			Location : Roof						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$28,400	2	\$700	
			Recent Installation, Extent : N/A, Area Affected : 50%						
			Location : Basement, One Newly Installed Unit						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Two 71 Gallon Tanks, Two 120 Gallon Tanks						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	99%							
	Generic	1%			2050	* *	1-2	\$100	
			Other Observation, Extent : Light, Area Affected : 1%						
			Location : Laundry Room						
			Explanation : One Sprinkler Head Observed In Laundry Room						

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Print Date : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : WEBSTER AVENUE SRO
Address : 1075 WEBSTER AVENUE @E. 166 STREET
Borough : BRONX **Agency's Number** : SR01
Program / Asset # : DHS0079.000 / 4451 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 57,913 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,6,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$802,500	\$201,600
Interior Architecture	\$83,000	\$82,800
Electrical		\$1,603,800
Mechanical	\$270,300	
Total	\$1,155,800	\$1,888,200
Importance Code A	\$894,900	\$201,600
Importance Code B	\$260,900	\$1,686,600
Total	\$1,155,800	\$1,888,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,300		\$400	
Interior Architecture	\$49,600	\$3,800		\$14,400
Electrical	\$11,500	\$6,000	\$7,400	\$5,600
Mechanical	\$102,100	\$9,000	\$97,000	\$9,900
Site Enclosure	\$700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$210,900	\$36,500	\$122,700	\$47,700
Importance Code A	\$44,600	\$3,100	\$2,600	\$3,100
Importance Code B	\$140,300	\$31,800	\$120,100	\$44,600
Importance Code C	\$26,100	\$1,600		
Total	\$210,900	\$36,500	\$122,700	\$47,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$27,600		
Masonry: Brick Cavity	95%			LIFE	**	5	\$104,800		
Windows									
Aluminum	100%	4+	\$802,500	2046	**	5	\$14,400		
Air Infiltration, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Parapets									
Masonry: Brick Cavity	75%			LIFE	**	5	\$3,400		
Metal Panel	5%			2050	**	5	\$900		
Metal: Cage/Fence	20%	Now	\$3,900	2035	**	5	\$2,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
IRMA/Protected Membrane	80%	Now	\$19,400	2030		\$96,800			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Main Roof									
Metal Panel	15%			2043	**	10	\$3,800		
Skylight, Metal/Glass	5%	4+	\$2,200	2050	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Skylight									
Interior									
Floors									
Carpet	15%			2029	\$186,800	3	\$26,500		
Cast in Place Concrete	10%			LIFE	**	5	\$19,300		
Ceramic Tile	5%			2039	**	5	\$4,400		
Vinyl Tile	60%			2035	**	3	\$26,500		
Vinyl Tile	10%	Now	\$83,000	2040	**	3	\$3,300		
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Pavilion									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Pavilion, Lounge									
Interior Walls									
Ceramic Tile	5%			2039	**	5	\$3,300		
Glass: Single Pane	10%			LIFE	**	5	\$4,900		
Gypsum Board	85%	4+	\$25,400	LIFE	**	5	\$33,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Bathrooms And Offices									

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	4+	\$3,200	2043	* *	5	\$8,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Laundry Room							
	Exposed Struc: Concrete	5%	Now	\$7,900	LIFE	* *	5	\$700	
		Exposed Reinforcement, Extent : Severe, Area Affected : 2%							
		Location : Electric Room							
	Gypsum Board	75%			LIFE	* *	5	\$82,800	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$700	2065	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Webster Avenue							
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2043	* *			
	Activity Yard								
	Cast in Place Concrete	100%			2043	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 3,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	90%			2040	* *	5	\$200	
	Molded Case Bkrs	10%			2040	* *	5	\$200	
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2038	* *	5	\$100	
	Molded Case Bkrs	95%			2038	* *	5	\$1,400	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$400	

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2035	**	1	\$17,800	
	Generators								
	Diesel	100%			2033	**	1	\$22,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One 230 Kilowatt Generator Not Since Three Years Ago								
	Batteries								
	Lead/Acid	100%			2023	\$1,700	5	\$2,100	
	Fuel Storage								
	Day Tank	50%	Now	\$2,300	2055	**	5	\$2,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : Tank Is Leaking Due To Damage								
	Main Tank	50%			2045	**	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One 1,000 Gallon Rating Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$420,800	10	\$21,200	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices Throughout The Building, Basement And Hallway								
	Fluorescent	60%			2030	\$631,200	10	\$31,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout Tenants Room And Lobby								
	Egress Lighting								
	Emergency, Service	50%			2030	\$15,700	1		
	Exit, Service	50%			2030	\$10,700	1		
	Exterior Lighting								
	HID	100%			2030	\$241,700	10	\$200	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2045	**	5	\$1,700	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	\$58,100	1	\$6,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Outside								
	Explanation : CCTV Surveillance Cameras								

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$198,800

1-3

\$10,700

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

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

Heating

Energy Source

Electricity

15%

2040

* *

1

Natural Gas

5%

2040

* *

1

Interruptible Gas/Dual

80%

2040

* *

1

Fuel

Conversion Equipment

Furnace

10%

0-2

\$14,100

2040

* *

1

\$2,600

*Not Energy Efficient, Extent : Moderate, Area Affected : 50%**Location : No. 1 Unit**Unit Inoperable, Extent : Moderate, Area Affected : 50%**Location : No. 2 Unit**Other Observation, Extent : Light, Area Affected : 100%**Location : Pavilion Roof**Explanation : 2 Small Old Rooftop Units*

Heat Pump Air Sourced

30%

2028

* *

2

\$5,400

Hot Water Boiler

40%

2043

* *

1

\$11,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Hot Water Boiler

20%

0-2

\$92,400

2050

* *

1

\$5,200

*Abandoned in Place, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit***Distribution**

Hot Wtr Piping/Pump

15%

0-2

\$5,600

2038

* *

4

\$400

*Broken, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Custodian Office And 6th Floor Case Manager Office.**Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : 1st Floor Pavilion And Whole 9th Floor*

Hot Wtr Piping/Pump

65%

2038

* *

4

\$1,900

No Component

20%

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	75%			2035	**	1	\$14,000	
	Convactor/Radiator	5%	0-2	\$1,600	2035	**	1	\$800	
	<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : 1st Floor Pavilion</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : 1st Floor Pavilion</i>								
	<i>Explanation : There Is No Sufficient Heat In Pavilion</i>								
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	30%	0-2	\$53,400	2024	\$177,900	2	\$900	
	<i>Not in Service, Extent : Moderate, Area Affected : 85%</i>								
	<i>Location : Various Locations</i>								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
	<i>Location : 52 Small Units, Various Locations</i>								
	Ext Pkg Unit - Heating/Cooling	5%			2025	\$37,500	2	\$200	
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
	<i>Location : 2 Units Refer To Heating Conversion Equipment, Pavilion Roof</i>								
	Window/Wall Unit	5%			2025	\$6,200	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,500	
	No Component	80%							
	Exhaust Fans								
	Roof	20%			2030	\$19,900	2	\$400	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	15%	0-2	\$13,400	2040	**	1		
	<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 75%</i>								
	<i>Location : Defective Unit Set. Basement</i>								
	Brass/Copper	85%			2040	**	1		

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Maintenance \$ are aggregated over a 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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%	0-2	\$3,700	2025	\$36,600	2	\$700	
				Corroded, Extent : Moderate, Area Affected : 40%					
				Location : Basement					
				Leak Evident, Extent : Moderate, Area Affected : 10%					
				Location : Basement					
				Not Energy Efficient, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$2,700	2030	\$9,100	4	\$1,200	
				Corroded, Extent : Moderate, Area Affected : 50%					
				Location : The Housing, Basement					
	Sewage Ejector(s)								
	Electric	100%	0-2	\$1,700	2030	\$17,300	4	\$2,300	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Fixtures								
	Generic	100%							
				Obsolete Fixtures, Extent : Moderate, Area Affected : 15%					
				Location : Various Locations					
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 9th Floor					
				Explanation : 2 Units. No.1 Unit Is Inoperable					
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$29,200	
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$16,200	
	Fire Pump								
	Generic	100%			2033	* *	1	\$10,800	
	Chemical System								
	No Component	99%							
	Generic	1%			2028	\$300	1-3		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 19-Oct-2021

DEPT. OF HOMELESS SERVICES - FY 2022

Asset Name : WILLOW AVENUE MENS SHELTER
Address : 781 EAST 135TH STREET @WILLOW AVENUE
Borough : BRONX **Agency's Number** : HX010
Program / Asset # : DHS0075.000 / 4447 **Yr Built/Renovated** : 1886 / 2014
Area Sq Ft : 29,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 07-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$581,800	\$52,500
Interior Architecture	\$1,068,600	
Electrical	\$263,400	\$129,900
Mechanical		\$466,300
Total	\$1,913,800	\$648,700
Importance Code A	\$581,800	\$101,100
Importance Code B	\$1,264,200	\$547,600
Importance Code C	\$67,800	
Total	\$1,913,800	\$648,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$17,700		\$15,100	
Interior Architecture	\$47,100	\$1,000		\$1,300
Electrical	\$20,200	\$2,700	\$39,100	\$2,900
Mechanical	\$9,600	\$4,900	\$25,400	\$5,200
Site Enclosure	\$800			
Site Pavements	\$33,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$132,600	\$12,600	\$83,600	\$13,400
Importance Code A	\$20,800	\$2,900	\$18,100	\$2,900
Importance Code B	\$110,700	\$9,700	\$65,500	\$10,500
Importance Code C	\$1,100			
Total	\$132,600	\$12,600	\$83,600	\$13,400



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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		
Windows									
Aluminum	95%	Now	\$500,600	2055	**	5	\$5,400		
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 90%									
Location : Throughout									
Wood	5%	Now	\$17,700	2055	**	5	\$2,800		
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Parapets									
Metal Rail	100%			2043	**	5-10	\$133,700		
Roof									
Modified Bitumen	100%			2035	**	10	\$15,100		
Patching Evident, Extent : Light, Area Affected : 20%									
Location : Main Roof At Edges									
Soffits									
Stucco Cement	100%			2043	**	5			
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$9,000		
Ceramic Tile	5%	Now	\$44,300	2045	**	5	\$1,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Ceramic Tile	5%			2039	**	5	\$2,100		
Vinyl Tile	25%			2035	**	3	\$5,200		
Wood	55%	Now	\$828,700	2070	**	5	\$21,300		
Deflection Evident, Extent : Moderate, Area Affected : 50%									
Location : Throughout, 1st Through 4th Floors									
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout, 2nd Through 4th Floors									
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%									
Location : Throughout All Floors									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout All Floors									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Upper Floors									
Explanation : Structural Stability Of Floor Beams Is Questionable									

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WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2033	* *	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
	Glass: Single Pane	2%			LIFE	* *	5	\$700	
	Gypsum Board	43%			LIFE	* *	5	\$11,600	
	Masonry: Brick	35%	Now	\$67,800	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Metal Panel	10%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	2%			2043	* *	5	\$800	
	Exposed Struc: Wood	15%	Now	\$172,100	LIFE	* *			
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : 4th Floors									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : 4th Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : 4th Floors									
	Gypsum Board	83%			LIFE	* *	5	\$42,900	
Site Enclosure									
Fence/Gates									
	Chain Link	90%			2050	* *			
	Iron Picket	10%			2065	* *			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2065	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Windows In Areaway To Basement									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$33,300	2043	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Willow Avenue									
Parking/Driveway									
	Asphalt	100%			2039	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$5,400	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room - Basement									
Explanation : Two 400 Ampere And Three 200 Ampere Main Disconnect Switches For The House And Apartment Units.									

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WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	80%			2030	\$31,200	1		
	Conduit	20%			2040	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$3,300	5	\$100	
	Molded Case Bkrs	70%			2029	\$23,100	5	\$500	
	Molded Case Bkrs	20%			2038	* *	5	\$200	
Wiring									
	Braided Cloth	30%	2-4	\$17,100	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	70%			2040	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$62,000	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2025	\$263,400	10	\$13,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%			2035	* *	10	\$13,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	20%			2025	\$8,600	10	\$1,400	
	Emergency, Battery	30%			2038	* *	10	\$2,100	
	Exit, Service	50%			2030	\$5,300	1		
Exterior Lighting									
	HID	30%			2030	\$36,300	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2030	\$67,900	1	\$7,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$18,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2030	\$58,500	5	\$9,000	
	Conversion Equipment								
	Steam Boiler	25%	0-2	\$1,000	2028	\$48,600	1	\$6,500	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Moderate, Area Affected : 5%							
		Location : 2 Water Control Valves. Between Two Boilers In Boiler Room.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit. No Return Pipe To The Older Boiler From Re-feed Tank.							
	Steam Boiler	75%			2043	**	1	\$21,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 Unit In The Basement Boiler Room.							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%	0-2	\$2,700	2030	\$132,700			
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Room							
	Terminal Devices								
	Convactor/Radiator	100%	0-2	\$3,200	2028	\$160,700	1	\$8,400	
		Not Energy Efficient, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	15%			2025	\$9,400	1		
	No Component	85%							
Ventilation									
	Exhaust Fans								
	Roof	10%			2025	\$5,000	2	\$100	
	Wall Unit	20%			2025	\$2,100	2	\$200	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	**	1		
	Galvanized Steel	50%			2028	\$65,900	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$4,600	4	\$600	
	Fixtures								
	Generic	100%							

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WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 4th Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	Generic	100%			2040		* *	1-2	\$8,100

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