

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$40,500	\$542,600
Electrical		\$263,900
Mechanical		\$118,900
Total	\$40,500	\$925,300
Importance Code B		\$925,300
Importance Code C	\$40,500	
Total	\$40,500	\$925,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$47,300		\$6,900	\$3,000
Interior Architecture	\$26,700		\$19,500	\$7,800
Electrical	\$3,000	\$2,200	\$4,100	\$2,200
Mechanical	\$10,100	\$11,200	\$7,900	\$6,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$91,000	\$17,300	\$42,300	\$23,700
Importance Code A	\$48,500	\$1,200	\$8,100	\$4,200
Importance Code B	\$41,400	\$16,100	\$34,200	\$17,400
Importance Code C	\$1,100			\$2,200
Total	\$91,000	\$17,300	\$42,300	\$23,700



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.

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

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								
Masonry: Brick	90%			LIFE	**	5	\$49,900	
Masonry: Brick	10%			LIFE	**	5	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Façade</i>								
<i>Explanation : Stucco On Brick</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$1,900	
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$18,000	
Metal Panel	5%	Now	\$3,300	2047	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<hr/>								
Metal: Cage/Fence	35%			2040	**	5-10	\$11,900	
<hr/>								
Roof								
Asphalt Shingle	5%			2036	**	10	\$300	
IRMA/Protected Membrane	85%			2032	**	10	\$30,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roll Roofing	10%			2026		5	\$5,900	
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$3,600	
Quarry Tile	5%			2040	**	5	\$2,700	
Vinyl Tile	85%	Now	\$25,600	2027	\$256,000	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$4,300	
Gypsum Board	85%			LIFE	**	5-10	\$62,700	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,100	
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2025	\$286,500	5	\$36,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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85 LEXINGTON AVENUE
Asset # : 1976

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$7,600	
Generators								
Diesel	100%			2030	**	1	\$9,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 60 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2042	**	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 300 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$172,900	10	\$22,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2027	\$5,800	1		
Emergency, Battery	10%			2027	\$3,200	10	\$600	
Exit, Service	40%			2027	\$3,200	1		
Exterior Lighting								
HID	100%			2027	\$91,000	10	\$100	

Alarm

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85 LEXINGTON AVENUE
Asset # : 1976

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

Alarm

Security System

No Component

80%

Generic

20%

2032

* *

1

\$1,800

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$3,000

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

Heating

Energy Source

Fuel Oil No 2

100%

2037

* *

5

\$7,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Tank*

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$12,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2026

\$118,900

4

\$1,800

Terminal Devices

Convactor/Radiator

100%

2047

* *

1

\$7,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout***Air Conditioning**

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

50%

2032

* *

2

\$700

*Other Observation, Extent : Light, Area Affected : 50%**Location : 1st Floor And Basement**Explanation : 1 Unit Each Floor In Basement And 1st Floor.*

Window/Wall Unit

50%

2025

\$24,300

1

*Other Observation, Extent : Light, Area Affected : 60%**Location : Basement**Explanation : Package Unit Replacement Is In Progress***Ventilation**

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$8,600

No Component

60%

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85 LEXINGTON AVENUE
Asset # : 1976

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	
Ventilation								
Exhaust Fans								
Interior	30%			2027	\$7,800	2	\$200	
Roof	15%			2027	\$2,800	2	\$100	
No Component	55%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
Water Heater								
Gas Fired	100%			2025	\$5,500	2	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Gas Fired Hot Water Heater.</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2, R</i>					
			<i>Explanation : 1 Unit (Nb: Not In Service)</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2037	* *	1-2	\$6,800	
Chemical System								
Generic	100%			2025	\$25,500	1-3	\$50,600	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 15-Jun-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$240,600	\$628,400
Interior Architecture	\$614,400	\$1,287,400
Electrical	\$1,931,000	\$3,715,800
Mechanical		\$1,949,400
Total	\$2,786,000	\$7,580,900
Importance Code A	\$240,600	\$628,400
Importance Code B	\$2,545,400	\$6,909,400
Importance Code C		\$43,200
Total	\$2,786,000	\$7,580,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,000			\$43,000
Interior Architecture	\$37,800		\$19,700	\$3,900
Electrical	\$13,700	\$42,700	\$22,200	\$44,200
Mechanical	\$42,000	\$48,700	\$78,000	\$68,400
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$113,300	\$101,300	\$129,900	\$169,400
Importance Code A	\$27,400	\$17,400	\$17,400	\$60,700
Importance Code B	\$61,300	\$83,900	\$112,500	\$108,700
Importance Code C	\$24,700			
Total	\$113,300	\$101,300	\$129,900	\$169,400



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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	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2061	**	10	\$16,200	
Masonry: Brick	88%	4+	\$196,000	LIFE	**	5	\$303,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Entry Of Drill Area</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$25,900	
Windows								
Aluminum	95%			2048	**	5	\$20,000	
Metal Louvers	5%			2035	**	10	\$6,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$43,500	
Masonry: Brownstone	10%			LIFE	**	5	\$11,700	
Roof								
Copper/Terne	5%			2041	**	10	\$26,800	
Roll Roofing	25%			2025	\$236,400	5	\$89,300	
Skylight, Metal/Glass	3%			2036	**	10	\$21,400	
Slate	67%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$172,600	
Ceramic Tile	5%			2035	**	5	\$13,200	
Terrazzo	5%	Now	\$13,100	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Located At Entrance</i>								
Vinyl Tile	40%			2026	\$956,500	3	\$39,500	
Wood	20%			2041	**	5	\$98,700	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,200	
Gypsum Board	10%			LIFE	**	5	\$12,300	
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$24,700	LIFE	**	5	\$43,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Common Area</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Side Entry To Drill Area</i>								
Ceilings								
AcousTileSusp.Lay-In	3%			2031	**	5	\$7,900	
Embossed Metal	5%			LIFE	**	5	\$5,900	
Exposed Struc: Steel	10%			LIFE	**			
Exposed Struc: Wood	32%	Now	\$565,000	LIFE	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5	\$32,900	
Plaster	40%			LIFE	**	5	\$65,800	

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

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%			2036	**	5	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Rated @ 2500 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	
Raceway								
Conduit	50%			2046	**	1		
Conduit	50%			2026	\$104,300	1		
Panelboards								
Molded Case Bkrs	70%			2042	**	5	\$3,200	
Molded Case Bkrs	30%			2025	\$47,900	5	\$1,400	
Wiring								
Braided Cloth	30%	2-4	\$77,800	2051	**	1		
	<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	70%			2046	**	1		
Motor Controllers								
Locally Mounted	80%			2031	**	5	\$900	
Locally Mounted	20%			2024	\$29,000	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : No Ground Wire Jumping The Water Meter</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$53,600	
Generators								
Diesel	100%			2029	**	1	\$67,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 250 Kw</i>							
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$38,900	
Fuel Storage								
Main Tank	100%			2041	**	5	\$5,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$2,780,100	10	\$145,100	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2021	\$308,900	10	\$16,100	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement And Sub-basement</i>							

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ATLANTIC AVENUE ARMORY
Asset # : 4452

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								
Egress Lighting								
Emergency, Service	50%			2026	\$46,200	1		
Exit, Service	50%			2026	\$31,300	1		
Exterior Lighting								
HID	80%			2026	\$563,100	10	\$400	
HID	20%			2031	**	10	\$100	
Alarm								
Security System								
No Component	75%							
Generic	25%			2034	**	1	\$16,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Entrance Areas And Some Corridors</i>						
		<i>Explanation : Cctv Only</i>						
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%	0-2	\$1,544,400	2036	**	1-3	\$78,100	
		<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Various Areas Around The Building</i>						
Mechanical								
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%			2036	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vault</i>						
		<i>Explanation : 4,500 Gallon Tank #2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$174,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$49,000	
Steam Piping/Pump	50%			2036	**	4	\$4,300	
Terminal Devices								
Air Handler	40%			2026	\$405,300	1	\$43,500	
Convactor/Radiator	40%			2031	**	1	\$22,700	
Fan Coil Unit/Heat	20%			2026	\$562,700	1	\$11,400	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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ATLANTIC AVENUE ARMORY
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Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Interior Pkg Unit - Cooling	25%			2027	\$605,000	2	\$2,700
Interior Pkg Unit - Cooling	10%			2024	\$242,000	2	\$1,100
No Component	65%						
Distribution							
Ductwork/Diffusers	25%			LIFE	* *	2	\$57,200
No Component	75%						
Heat Rejection							
Water Cooling Tower	25%			2027	\$47,200	2	\$44,200
No Component	75%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$98,000
Exhaust Fans							
Interior	100%			2026	\$7,300	2	\$5,400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Gas Fired	100%			2024	\$43,700	2	\$2,600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Boiler Room</i>				
			<i>Explanation : Indirect Fired With 250 Gallon Storage Tank</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2026	\$11,800	4	\$2,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement</i>				
			<i>Explanation : 2 - Duplex Units</i>				
Backflow Preventer							
Generic	100%			2031	* *	1	\$10,800
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Basement To 5th Floor</i>				
			<i>Explanation : 2 Units</i>				
Fire Suppression							
Standpipe							
Generic	100%			2046	* *	1-5	\$88,600

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
ATLANTIC AVENUE ARMORY
Asset # : 4452

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Sprinkler							
	Generic	100%			2046	* *	1-2	\$49,200
Fire Pump	Generic	100%			2035	* *	1	\$32,800

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,9,p
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$388,400	\$449,800
Interior Architecture	\$593,300	\$1,211,100
Electrical	\$175,400	\$1,221,200
Mechanical		\$962,100
Total	\$1,157,100	\$3,844,300
Importance Code A	\$388,400	\$449,800
Importance Code B	\$508,000	\$3,323,600
Importance Code C	\$260,700	\$70,800
Total	\$1,157,100	\$3,844,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,400		\$3,900	
Interior Architecture	\$58,200			\$24,700
Electrical	\$1,700	\$1,300	\$2,000	\$3,000
Mechanical	\$18,200	\$11,700	\$12,900	\$19,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$137,200	\$30,700	\$36,500	\$64,700
Importance Code A	\$46,800	\$5,400	\$9,300	\$5,400
Importance Code B	\$85,100	\$25,200	\$27,200	\$59,200
Importance Code C	\$5,200			
Total	\$137,200	\$30,700	\$36,500	\$64,700



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
AUBURN FAMILY RESIDENCE
Asset # : 1970

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$383,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Brick	80%			LIFE	**	5	\$393,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Limestone	5%			LIFE	**	5	\$18,400	
Metal Panel	5%			2047	**	5-10	\$84,400	
Windows								
Aluminum	100%			2043	**	5	\$38,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$7,000	
Masonry: Brick	55%			LIFE	**	5-10	\$9,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%			2040	**	5-10	\$6,700	
Roof								
Built-Up (BUR)	10%			2027	\$16,100	10	\$3,600	
Modified Bitumen	35%			2035	**	10	\$12,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2012</i>								
Modified Bitumen	55%			2032	**	10	\$19,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$36,100	
Ceramic Tile	10%			2036	**	5	\$16,500	
Terrazzo	5%			LIFE	**	5	\$12,900	
Vinyl Tile	75%			2027	\$1,026,900	3	\$61,800	
Vinyl Tile	5%	Now	\$68,500	2037	**	3	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$35,300	2036	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	10	\$5,200	
Plaster	5%	Now	\$102,800	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5-10	\$189,500	

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
AUBURN FAMILY RESIDENCE
Asset # : 1970

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	10%	0-2	\$13,000	2040	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			LIFE	**	5	\$82,400	
Plaster	65%			LIFE	**	5-10	\$184,200	
Plaster	5%	Now	\$105,700	LIFE	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$143,200	5	\$3,600	
Raceway								
Conduit	80%			2027	\$118,700	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,700	5	\$300	
Molded Case Bkrs	90%			2026	\$105,100	5	\$3,200	
Wiring								
Braided Cloth	75%	2-4	\$175,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$255,700	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$101,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$497,500	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,000	

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

* *

1-3

\$8,300

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

HTHW/HW

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam And Hot Water Supplied From Nearby Cumberland Hospital*

Conversion Equipment

Heat Exchanger

100%

2036

* *

1

\$54,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Adjacent Building Basement**Explanation : 3 New Units Located In Adjacent Building Basement*

Distribution

Hot Wtr Piping/Pump

100%

2026

\$540,500

4

\$8,100

Terminal Devices

Convactor/Radiator

85%

2032

* *

1

\$30,200

Fan Coil Unit/Heat

5%

2032

* *

1

\$1,800

No Component

10%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse**Explanation : 3 Obsolete Abandoned Air Handler Units Remaining*

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

5%

2022

\$11,100

1

No Component

95%

Ventilation

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2-5

\$4,900

No Component

95%

Exhaust Fans

Interior

5%

2032

* *

2

\$200

No Component

95%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse**Explanation : 3 Obsolete Abandoned Units Remaining*

Plumbing

H/C Water Piping

Brass/Copper

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.

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger Low Temp	100%			2037	* *	4	\$10,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Adjacent Building Basement</i>					
		<i>Explanation : 2 Hot Water Exchangers</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Not Accessible	100%						
Sewage Ejector(s) Electric	100%			2032	* *	4	\$1,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Adjacent Building Basement</i>					
		<i>Explanation : 1 Unit In Adjacent Building Basement</i>					
Backflow Preventer Generic	100%			2032	* *	1	\$8,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Adjacent Building Basement</i>					
		<i>Explanation : 1 Unit In Adjacent Building Basement</i>					
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-8</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe Generic	100%			2027	\$384,000	1-5	\$57,600
Sprinkler No Component	97%						
Generic	3%			2027	\$37,700	1-2	\$900
Fire Pump Not Accessible	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.

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$202,000	\$176,400
Interior Architecture	\$1,107,800	\$1,075,100
Electrical	\$105,100	\$969,200
Mechanical		\$782,600
Total	\$1,414,800	\$3,003,300
Importance Code A	\$202,000	\$176,400
Importance Code B	\$969,700	\$2,827,000
Importance Code C	\$243,200	
Total	\$1,414,800	\$3,003,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,300		\$9,000	
Interior Architecture	\$104,600			\$11,100
Electrical	\$25,300	\$6,900	\$13,200	\$7,600
Mechanical	\$27,000	\$16,300	\$15,200	\$21,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$210,000	\$35,100	\$49,300	\$51,900
Importance Code A	\$49,700	\$8,400	\$17,500	\$8,400
Importance Code B	\$91,000	\$26,600	\$31,800	\$43,500
Importance Code C	\$69,300			
Total	\$210,000	\$35,100	\$49,300	\$51,900



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

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

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

DEPT. OF HOMELESS SERVICES - 071
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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$22,900	
Masonry: Brick	70%			LIFE	**	5	\$256,300	
Masonry: Limestone	10%			LIFE	**	5	\$27,500	
Metal, Corrugated	7%	Now	\$9,100	2037	**	1		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Slate Panels	3%			LIFE	**	5	\$8,200	
Windows								
Aluminum	100%	Now	\$73,800	2043	**	5	\$9,000	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5-10	\$3,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2047	**	5	\$1,300	
Metal Rail	25%			2040	**	5-10	\$14,900	
No Component	50%							
Roof								
Copper/Terne	50%			2067	**	10	\$48,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2013</i>								
Modified Bitumen	50%			2037	**	10	\$19,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								

Interior

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

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

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

DEPT. OF HOMELESS SERVICES - 071
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	
Interior								
Floors								
Cast in Place Concrete	8%	Now	\$5,200	LIFE	**	5	\$22,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$96,300	2030	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$148,700	2047	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$35,700	2032	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$57,800	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	55%	Now	\$116,200	2027	\$581,000	3	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	0-2	\$41,100	2022	\$205,300	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$71,400	2036	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$38,300	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$21,500	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$13,800	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Plaster	35%			LIFE	**	5-10	\$52,500	
SGFT/Glazed Masonry	10%	Now	\$133,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</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
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	
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$57,800	2025	\$288,800	5	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%	Now	\$30,200	2032	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$40,000	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$75,400	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	40%	Now	\$195,700	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps And One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2037	**	5	\$300	
Molded Case Bkrs	30%			2027	\$35,800	5	\$700	
Raceway								
Conduit	30%			2037	**	1		
Conduit	70%			2027	\$67,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,800	5	\$200	
Molded Case Bkrs	60%			2026	\$52,600	5	\$1,300	
Molded Case Bkrs	30%			2035	**	5	\$700	
Wiring								
Braided Cloth	70%	0-2	\$105,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$164,400	5	\$600	

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

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

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

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

Asset # : 2588

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$26,200	
Generators								
Diesel	100%			2030	**	1	\$32,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 300kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$3,100	
Fuel Storage								
Day Tank	50%			2035	**	5	\$7,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 75 Gallons</i>						
Main Tank	50%			2042	**	5	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$62,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2022	\$272,900	10	\$15,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	20%			2022	\$8,200	1		
Emergency, Service	40%			2035	**	1		
Exit, Service	30%			2027	\$8,300	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2027	\$313,500	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$10,500	

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	

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

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

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

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

Asset # : 2588

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%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$375,300	4	\$5,700	
Steam Piping/Pump	10%	Now	\$5,800	2047	**	4	\$400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2032	**	1	\$2,600	
Convactor/Radiator	95%			2032	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$17,100	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,800	
No Component	95%							
Exhaust Fans								
Roof	5%			2027	\$3,300	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2037	**	1		
Galv Iron/Steel	20%			2025	\$49,600	1		
Water Heater								
Gas Fired	100%			2025	\$19,300	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Low Temp	100%			2037	**	4	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

Asset # : 2588

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	Priority
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 2 Units - Both Not Working</i>						
Fire Suppression								
Standpipe								
Generic	100%			2027	\$296,200	1-5	\$44,400	
Sprinkler								
No Component	75%							
Generic	25%			2037		**	\$6,000	
Fire Pump								
Generic	100%	Now	\$3,100	2023	\$61,500	1	\$14,300	
		<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Basement</i>						

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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.

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D & 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 : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$206,200	
Interior Architecture	\$165,700	\$35,400
Electrical		\$39,800
Mechanical		\$170,300
Total	\$371,800	\$245,500
Importance Code A	\$206,200	
Importance Code B	\$101,600	\$245,500
Importance Code C	\$64,100	
Total	\$371,800	\$245,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,400		\$600	
Interior Architecture	\$37,100			
Electrical	\$18,000	\$100	\$200	\$300
Mechanical	\$1,300	\$1,000	\$700	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$95,800	\$5,000	\$5,500	\$5,400
Importance Code A	\$35,400		\$600	
Importance Code B	\$58,200	\$5,000	\$4,900	\$5,400
Importance Code C	\$2,200			
Total	\$95,800	\$5,000	\$5,500	\$5,400



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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D & 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								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Masonry: Brick	93%	Now	\$109,500	LIFE	**	5	\$18,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	2%			2032	**	5	\$1,200	
Windows								
Metal Clad	95%	Now	\$96,700	2052	**	5	\$6,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$600	
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Generator Room</i>								
Roll Roofing	95%	Now	\$32,900	2029	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$6,600	LIFE	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor, Throughout, Stairs</i>								
Cast in Place Concrete	80%			LIFE	**	5	\$56,600	

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DEPT. OF HOMELESS SERVICES - 071
BARBARA KLEIMAN RESIDENCE / BLDGS. D & 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	Priority

Interior

Interior Walls

Concrete Masonry Unit	25%			LIFE	* *	5	\$4,500	
Masonry: Brick	75%	Now	\$64,100	LIFE	* *			

Paint Peeling, Extent : Moderate, Area Affected : 100%

Location : Throughout

Painted Surfaces, Extent : Moderate, Area Affected : 100%

Location : Throughout

Ceilings

Exposed Concrete	100%	Now	\$101,600	LIFE	* *	5	\$2,500	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 20%

Location : 3rd Floor

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	Priority

Under 600 Volts

Raceway

Conduit	100%			2027	\$3,700	1		
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Panelboards

Molded Case Bkrs	100%			2026	\$7,300	5	\$300	
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Enclosure Corroded, Extent : Moderate, Area Affected : 30%

Location : Throughout

Wiring

Braided Cloth	90%	2-4	\$7,200	2052	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2027	\$800	1		
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Motor Controllers

Locally Mounted	100%			2025	\$14,100	5	\$100	
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Lighting

Interior Lighting

Fluorescent	95%			2022	\$21,900	10	\$9,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Incandescent	5%			2022	\$2,800	2		
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Egress Lighting

Emergency, Battery	50%			2022	\$7,100	10	\$1,300	
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Exit, Service	50%			2022	\$1,400	1		
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Exterior Lighting

HID	100%			2022	\$39,800	10		
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Alarm

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

Asset # : 2597

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$1,300

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2026

\$53,000

4

\$800

Terminal Devices

Convactor/Radiator

80%

2025

\$79,700

1

\$2,800

Unit Heater-Stm/HW

20%

2022

\$13,600

4

\$300

Plumbing

H/C Water Piping

Galv Iron/Steel

5%

2025

\$1,600

1

No Component

95%

Sanitary Piping

Cast Iron

5%

LIFE

* *

1

No Component

95%

Backflow Preventer

Generic

100%

2027

\$1,000

1

\$700

Vertical Transport

Elevators

Geared Traction

100%

LIFE

* *

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

Location : 1-3

Explanation : 1 Freight Unit

Fire Suppression

Standpipe

Generic

100%

2027

\$37,600

1-5

\$5,700

Sprinkler

Generic

100%

2037

* *

1-2

\$3,000

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$9,792,900	\$1,312,700
Interior Architecture	\$5,685,000	\$1,369,400
Electrical	\$1,338,900	\$4,288,100
Mechanical	\$1,172,500	\$7,425,800
Total	\$17,989,300	\$14,396,000
Importance Code A	\$9,792,900	\$1,312,700
Importance Code B	\$5,979,200	\$12,929,500
Importance Code C	\$2,217,300	\$153,800
Total	\$17,989,300	\$14,396,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,000			
Interior Architecture			\$26,500	\$15,200
Electrical	\$11,000	\$2,700	\$3,600	\$3,000
Mechanical	\$64,100	\$24,600	\$70,100	\$51,400
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$139,200	\$89,500	\$162,400	\$131,700
Importance Code A	\$2,000		\$12,000	
Importance Code B	\$137,300	\$89,500	\$150,400	\$131,700
Importance Code C				
Total	\$139,200	\$89,500	\$162,400	\$131,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,673,600	LIFE	**	5	\$411,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balcony Locations</i>								
<i>Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting</i>								
Masonry: Brick	85%	Now	\$2,636,300	LIFE	**	5	\$447,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Elevator Penthouses</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$561,600	LIFE	**	5	\$19,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Balcony At North Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	80%	Now	\$2,936,000	2052	**	5	\$35,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	20%	Now	\$915,100	2052	**	5	\$112,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Stair Shafts</i>								

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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
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								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$145,700	LIFE	**	5	\$24,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Ninth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$269,200	LIFE	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade, Penthouses</i>								
Masonry: Limestone	10%	Now	\$97,600	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$465,900	2037	**			
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	45%	Now	\$91,900	2027	\$306,300			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 50%</i>								
<i>Location : 7th Floor East Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%	Now	\$2,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

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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
BELLEVUE MENS SHELTER
Asset # : 1955

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	10%	Now	\$246,300	LIFE	**	5	\$132,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub-basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Sub-Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement</i>								
Ceramic Tile	5%	Now	\$172,100	2030	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$107,200	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$340,300	2032	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$557,300	LIFE	**	5	\$71,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$503,300	2037	**	3	\$22,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
Vinyl Tile	35%			2032	**	3	\$79,600	
Vinyl Tile 9" X 9"	10%	0-2	\$65,200	2022	\$652,100	3	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$97,600	2042	**	5	\$28,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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								
Interior Walls								
Ceramic Tile	10%	Now	\$518,100	2036	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout</i>								
Granite Panels	5%	0-2	\$125,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$124,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$1,255,100	LIFE	**	5	\$48,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor And Stairwells Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	55%			LIFE	**	5-10	\$299,500	
Ceilings								
AcousTile,Adhered	10%	Now	\$165,100	2032	**	5	\$30,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2032	**	5	\$75,800	
AcousTileSusp.Lay-In	5%	Now	\$47,900	2032	**	5	\$15,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$1,165,400	LIFE	**	5	\$284,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43</i>								

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%			2047	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 4000 Amps Main Service</i>								

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

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								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5	\$900	
Fused Disc Sw	20%			2047	**	5	\$300	
Fused Knife Sw	10%	2-4	\$47,700	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
Molded Case Bkrs	20%			2027	\$95,500	5	\$2,100	
Raceway								
Conduit	80%			2027	\$457,200	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$900	
Fused Knife Sw	20%	2-4	\$105,100	2052	**	5	\$900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	55%	2-4	\$289,000	2052	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	15%			2043	**	5	\$1,600	
Wiring								
Braided Cloth	90%	2-4	\$792,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$230,300	5	\$2,200	
Locally Mounted	20%			2040	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,900	
Lighting								
Interior Lighting								
Fluorescent	5%			2022	\$325,100	10	\$18,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	85%			2032	**	10	\$315,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$650,200	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								

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

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

Egress Lighting								
Emergency, Battery	50%			2022	\$266,700	10	\$48,900	
Exit, Service	20%			2032	**	1		
Exit, Service	30%			2022	\$39,500	1		
Exterior Lighting								
HID	100%			2022	\$1,497,300	10	\$1,200	

Alarm

Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$410,600	1-3	\$25,800	

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								
Utility Steam	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$24,100	

Distribution								
Steam Piping/Pump	100%	Now	\$276,100	2027	\$2,761,400	4	\$20,000	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								

Terminal Devices								
Air Handler	20%	Now	\$426,500	2037	**	1	\$45,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								

Convector/Radiator	80%			2025	\$2,988,600	1	\$104,600	
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Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$81,300	1		
No Component	90%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$357,500	

Exhaust Fans								
Interior	100%	Now	\$21,900	2022	\$437,200	2	\$9,900	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Plumbing

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

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	
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2037	**	1		
Galv Iron/Steel	85%	Now	\$200,800	2025	\$1,004,000	1		
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Sub-basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : House Tanks In Poor Condition</i>							
HW Heat Exchanger								
Low Temp	100%			2057	**	4	\$40,000	
Sanitary Piping								
Cast Iron	100%	Now	\$43,000	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sub-basement</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$55,200	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Various Roof Drains</i>							
Sump Pump(s)								
Rigid Piping	100%			2027	\$10,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,600	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : (2) Sb-7 (5) G-9</i>							
	<i>Explanation : 7 Units, 4 Units Not In Service / Not In Service Units Are Beyond Repair</i>							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$70,600	2037	**	1-5	\$143,700	
	<i>Corroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Sub-basement</i>							
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$5,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Limited Coverage</i>							

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 19-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$555,500	\$35,100
Interior Architecture	\$630,800	\$869,100
Electrical	\$163,700	\$2,174,400
Mechanical	\$337,300	\$197,000
Total	\$1,687,300	\$3,275,600
Importance Code A	\$555,500	\$35,100
Importance Code B	\$705,500	\$3,041,600
Importance Code C	\$426,300	\$198,800
Total	\$1,687,300	\$3,275,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$26,200	\$5,100		
Interior Architecture	\$10,600	\$3,900	\$400	\$3,100
Electrical	\$6,200	\$56,700	\$4,400	\$5,300
Mechanical	\$82,000	\$34,000	\$23,500	\$12,600
Total	\$125,000	\$99,700	\$28,300	\$21,000
Importance Code A	\$42,600	\$8,900	\$3,700	\$3,700
Importance Code B	\$82,400	\$90,700	\$24,600	\$17,300
Importance Code C				
Total	\$125,000	\$99,700	\$28,300	\$21,000



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

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	25%			LIFE	**	5	\$8,400	
Masonry: Brick	65%	Now	\$310,400	LIFE	**	5	\$35,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2044	**	5-10	\$18,600	
Pre-Cast Concrete	5%	Now	\$26,200	LIFE	**	5	\$8,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%			2032	**	5	\$7,800	
Aluminum	15%	Now	\$56,500	2049	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$188,600	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$171,500	
Ceramic Tile	5%	4+	\$10,600	2027	\$106,000	5	\$2,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	22%	Now	\$204,600	2034	**	3	\$9,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	3%			2029	**	3	\$1,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								

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

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								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2027	\$159,500	5	\$5,900	
Concrete Masonry Unit	83%	0-2	\$426,300	LIFE	**	5	\$39,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	7%			LIFE	**	5	\$5,000	
Gypsum Board	3%			LIFE	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic, 2010</i>								
Ceilings								
AcousTileSusp.Lay-In	7%			2029	**	5	\$7,800	
AcousTileSusp.Lay-In	3%			2037	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								
Exposed Struc: Steel	35%			LIFE	**			
Fiber Board	55%			2024	\$392,800			
Electrical								
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%			2024	\$20,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$119,300	2054	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2034	**	1		
Conduit	5%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$6,600	5	\$200	
Molded Case Bkrs	85%			2023	\$55,800	5	\$1,700	
Molded Case Bkrs	5%			2040	**	5	\$100	
Wiring								
Thermoplastic	90%			2034	**	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$146,100	5	\$500	

Ground

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**DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE**

Asset # : 1941

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	83%			2024	\$997,000	10	\$57,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2029	**	10	\$10,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	2%			2019	\$24,000	2		
Egress Lighting								
Emergency, Battery	45%			2019	\$44,400	10	\$8,100	
Emergency, Battery	5%			2032	**	10	\$900	
Exit, Service	40%			2019	\$9,700	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2024	\$276,600	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$110,800	1	\$14,000	
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2024	\$531,000	1-3	\$33,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Old Abandoned Gas Lines Still Present</i>						
Conversion Equipment								
Hot Water Boiler	100%	Now	\$16,400	2029	**	1	\$33,300	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Boiler Room, Leaky Boiler Hot Water Heat Exchanger</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room, Inconsistent Boiler Burner Operation</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Boiler Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</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
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

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								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,700	
Terminal Devices								
Air Handler	50%			2024	\$197,000	1	\$23,100	
Convactor/Radiator	50%			2029	**	1	\$12,100	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Split Unit	100%	Now	\$33,700	2019	\$337,300			
<i>Malfunctioning, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Roof, The Condensing Unit For 6 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,700	
Exhaust Fans								
Roof	100%	Now	\$2,900	2029	**	2	\$1,800	
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$10,900	2034	**	1		
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Domestic Hot Water Mixing Valve</i>								
Water Heater								
Gas Fired	100%			2019	\$17,000	2	\$1,100	
Sanitary Piping								
Cast Iron	100%	Now	\$7,900	LIFE	**	1		
<i>Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Yard, Collapsed Sewer Drain Pipe</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2024	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2034	**	1-2	\$21,000	
Chemical System								
Generic	100%			2022	\$25,500	1-3	\$50,600	

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.*

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 19-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$41,200	\$363,400
Interior Architecture		\$924,800
Electrical	\$63,400	
Mechanical	\$97,200	\$140,700
Total	\$201,800	\$1,428,900
Importance Code A	\$41,200	\$363,400
Importance Code B	\$160,600	\$1,001,900
Importance Code C		\$63,600
Total	\$201,800	\$1,428,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,600			\$9,600
Interior Architecture	\$3,500	\$13,600		
Electrical	\$7,200	\$4,700	\$13,300	\$6,800
Mechanical	\$11,700	\$12,500	\$10,100	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,000	\$34,700	\$27,400	\$31,200
Importance Code A	\$29,000	\$3,400	\$3,600	\$13,100
Importance Code B	\$19,400	\$31,300	\$23,800	\$18,200
Importance Code C	\$3,500			
Total	\$52,000	\$34,700	\$27,400	\$31,200



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

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

** 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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$84,400		
Stucco Cement	5%			2038	**	5	\$11,100		
Windows									
Aluminum	100%			2041	**	5	\$19,300		
Parapets									
Metal: Cage/Fence	100%			2038	**	5-10	\$34,300		
Roof									
Metal Panel	35%			2038	**	10	\$41,200		
Modified Bitumen	65%			2025	\$237,300	10	\$41,700		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$22,600		
Ceramic Tile	5%			2034	**	5	\$5,200		
Vinyl Tile	85%			2025	\$730,700	3	\$33,000		
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2028	**	5	\$7,100		
Concrete Masonry Unit	15%			LIFE	**	5	\$8,500		
Gypsum Board	75%			LIFE	**	5	\$63,600		
Ceilings									
Gypsum Board	100%			LIFE	**	5	\$130,500		
Electrical									
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%			2045	**	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2045	**	5	\$300		
Raceway									
Conduit	100%			2045	**	1			
Panelboards									
Fused Disc Sw	5%			2041	**	5	\$100		
Molded Case Bkrs	95%			2041	**	5	\$1,700		
Wiring									
Thermoplastic	100%			2045	**	1			
Motor Controllers									
Locally Mounted	100%			2038	**	5	\$500		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$1,000		

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

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2030	**	10	\$3,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	95%			2030	**	10	\$60,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$8,300	
Exit, Service	50%			2030	**	1		
Lightning Protection								
Arresters/Cabling Generic	100%			2053	**	5	\$2,000	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$7,800	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$43,900	

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%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$3,400	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$22,300	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$4,300	2023	\$87,000	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, 2 Units</i>								
Window/Wall Unit	70%			2020	\$97,200	1		
No Component	20%							

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

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	
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,300	
No Component	50%							
Exhaust Fans								
Roof	100%			2025	\$53,700	2	\$2,100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$10,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Hot Water Coils In Boiler</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	* *	1	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$19,400	

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$169,100
Mechanical	\$67,800	
Total	\$67,800	\$169,100
Importance Code B	\$67,800	\$169,100
Total	\$67,800	\$169,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$36,400			\$17,300
Interior Architecture	\$1,600	\$2,800	\$500	\$2,500
Electrical	\$300	\$600	\$300	\$1,800
Mechanical	\$10,100	\$5,100	\$6,500	\$43,300
Total	\$48,500	\$8,500	\$7,400	\$64,900
Importance Code A	\$37,100	\$700	\$700	\$18,000
Importance Code B	\$9,800	\$7,900	\$6,700	\$46,900
Importance Code C	\$1,600			
Total	\$48,500	\$8,500	\$7,400	\$64,900



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

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

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

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

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								
Masonry: Brick	25%	Now	\$22,200	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
Stucco Cement	75%			2046	**	5	\$28,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,100	2042	**	5	\$500	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2056	**	5	\$900	
Stucco Cement	90%			2046	**	5	\$5,500	
Roof								
Modified Bitumen	95%	Now	\$5,200	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$7,000	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2035	**	5	\$1,000	
Quarry Tile	5%			2039	**	5	\$1,500	
Vinyl Tile	85%			2031	**	3	\$6,300	
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	90%			LIFE	**	5	\$12,700	
Ceilings								
AcousTileSusp.Lay-In	25%			2031	**	5	\$4,900	
Gypsum Board	75%			LIFE	**	5	\$18,500	
Electrical								
System Component Type		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
BROWNSVILLE WOMENS CENTER
Asset # : 4454

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$400	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$169,100	10	\$9,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	10%			2031	**	10	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	10%			2026	\$21,100	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$8,700	10	\$1,600	
Exit, Service	50%			2026	\$2,100	1		
Exterior Lighting								
HID	30%			2026	\$14,800	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$2,500	

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

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

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

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

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%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$6,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit, H B Smith 310,000 Btu/hr</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	0-2	\$67,800	2036	**	2	\$500	
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof, Multiple Malfunctions, Total Equipment Replacement Recommended</i>					
Window/Wall Unit	20%			2021	\$5,300	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
Exhaust Fans								
Roof	100%			2026	\$10,200	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2021	\$3,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2036	**	1-2	\$3,700	
Chemical System								
Generic	100%			2021	\$25,500	1-3	\$55,000	

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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$433,600
Interior Architecture		\$141,600
Electrical		\$2,034,200
Mechanical		\$116,600
Total		\$2,726,000
Importance Code A		\$433,600
Importance Code B		\$2,241,000
Importance Code C		\$51,300
Total		\$2,726,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,100	\$800	\$2,800	
Interior Architecture	\$2,900		\$10,100	
Electrical	\$5,600	\$5,200	\$4,400	\$5,600
Mechanical	\$40,400	\$40,800	\$14,400	\$9,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$67,900	\$50,800	\$35,600	\$19,100
Importance Code A	\$18,200	\$4,100	\$5,900	\$3,200
Importance Code B	\$46,800	\$46,700	\$29,700	\$15,900
Importance Code C	\$2,900			
Total	\$67,900	\$50,800	\$35,600	\$19,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$82,000	
Windows								
Aluminum	100%			2040	**	5	\$5,500	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,300	
Metal Panel	5%			2044	**	5	\$1,700	
Metal: Cage/Fence	45%	2-4	\$15,100	2029	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2037	**	10	\$32,100	
Modified Bitumen	75%			2024	\$299,000	10	\$52,600	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,900	
Ceramic Tile	5%			2027	\$90,300	5	\$4,800	
Vinyl Tile	85%			2029	**	3	\$30,400	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$5,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$6,800	
Glass: Single Pane	5%			LIFE	**	5	\$4,300	
Gypsum Board	75%			LIFE	**	5	\$51,300	
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$11,200	
Gypsum Board	25%			LIFE	**	5	\$29,800	

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%			2034	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2034	**	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
BUSHWICK FAMILY RESIDENCE
Asset # : 53

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								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$1,023,000	10	\$58,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	40%			2024	\$33,600	10	\$6,200	
Exit, Service	60%			2024	\$12,400	1		
Exterior Lighting								
HID	100%			2024	\$239,200	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$57,500	1	\$7,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$656,000	1-3	\$41,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$31,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,600	2040	**	4	\$3,100	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Hot Water Return Line</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.

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

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								
Terminal Devices								
Air Handler	20%			2024	\$67,100	1	\$7,900	
Convactor/Radiator	80%			2029	**	1	\$16,500	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2019	\$32,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,500	
Exhaust Fans								
Roof	100%			2024	\$49,500	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	85%	2-4	\$3,200	2044	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Booster Pump</i>						
Galv Iron/Steel	15%			2037	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	**	1	\$3,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%	Now	\$14,500	2044	**	1-2	\$15,500	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Plumbing Room, Basement - Sprinkler Test Tee</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.

**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

Fire Suppression								
Chemical System								
No Component	80%							
Generic	20%			2022	\$5,100	1-3	\$10,100	

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

Location : Throughout

Explanation : Fire Extinguishers

*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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 59,158 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$65,600	\$41,400
Interior Architecture	\$69,900	\$309,600
Electrical		\$1,913,400
Total	\$135,500	\$2,264,400
Importance Code A	\$65,600	\$88,100
Importance Code B	\$69,900	\$2,176,300
Total	\$135,500	\$2,264,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,300	\$4,600	\$3,800	\$1,700
Interior Architecture	\$7,500	\$4,400		\$2,800
Electrical	\$24,400	\$7,100	\$5,900	\$6,200
Mechanical	\$42,200	\$18,000	\$11,300	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,300	\$38,000	\$25,000	\$19,800
Importance Code A	\$4,100	\$4,700	\$3,800	\$1,700
Importance Code B	\$73,700	\$33,300	\$21,200	\$18,000
Importance Code C	\$2,500			
Total	\$80,300	\$38,000	\$25,000	\$19,800



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

Asset # : 3014

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 in Place Concrete	10%			LIFE	**	5	\$24,400	
Masonry: Brick	85%			LIFE	**	5	\$41,400	
Metal Panel	5%			2044	**	5-10	\$16,700	
Windows								
Aluminum	70%			2040	**	5	\$7,700	
Aluminum	30%			2046	**	5	\$3,300	
Parapets								
Metal Panel	10%	Now	\$2,300	2044	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	90%			2037	**	5-10	\$24,400	
Roof								
Modified Bitumen	100%			2029	**	10	\$65,600	
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$125,900	
Ceramic Tile	5%			2033	**	5	\$4,400	
Quarry Tile	5%			2037	**	5	\$6,600	
Vinyl Tile	25%			2024	\$183,800	3	\$11,100	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$30,100	
Gypsum Board	20%			LIFE	**	5	\$12,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$8,900	
AcousTileSusp.Lay-In	10%	Now	\$69,900	2044	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Concrete	80%			LIFE	**	5	\$11,100	

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	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$46,700	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								

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

Asset # : 3014

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	
Over 600 Volts								
Transformers								
Dry Type	100%			2022	\$134,200	3	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 500 Kva , 4160/2400/208/120 Volts</i>							
Feeders								
Cable	100%			2023	\$15,100	1		
Raceway								
Conduit	100%			2024	\$40,000	1		
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$8,100	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 1600 Amperes</i>							
Switchgear / Switchboard								
Air Circuit Breaker	100%			2024	\$95,500	5	\$300	
Raceway								
Conduit	100%			2024	\$50,200	1		
Panelboards								
Fused Disc Sw	20%			2023	\$13,100	5	\$300	
Molded Case Bkrs	60%			2023	\$39,400	5	\$900	
Molded Case Bkrs	20%			2040	**	5	\$300	
Wiring								
Braided Cloth	20%	2-4	\$15,100	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	80%			2024	\$60,200	1		
Motor Controllers								
Locally Mounted	80%			2022	\$45,500	5	\$300	
Locally Mounted	20%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$18,200	
Generators								
Diesel	100%			2033	**	1	\$22,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Generator Rated @ 80 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,200	

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

Asset # : 3014

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	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : No Available Rating Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$807,300	10	\$46,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2024	\$95,000	10	\$5,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent	5%			2024	\$47,500	10	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Service	40%			2024	\$11,400	1		
Emergency, Battery	10%			2024	\$7,800	10	\$1,400	
Exit, Service	50%			2024	\$9,600	1		
Exterior Lighting								
HID	100%			2024	\$218,200	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2032	**	1	\$6,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : C C T V Surveillance System</i>							
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$179,500	1-3	\$11,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Alarm Bells</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2034	**	1		

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

Asset # : 3014

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								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$3,500	
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$4,400	
Terminal Devices								
Convactor/Radiator	100%	Now	\$27,300	2029	**	1	\$17,200	
		<i>Broken, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2019		1	\$11,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	
Exhaust Fans								
Interior	20%			2032	**	2	\$400	
Roof	80%			2032	**	2	\$1,500	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$8,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,000	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2029	**	1	\$3,600	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$16,600	

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

Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Fire Pump							
	Generic	100%			2033	* *	1	\$11,100
Chemical System	No Component	80%						
	Generic	20%			2022	\$5,100	1-3	\$10,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$374,700
Interior Architecture	\$466,300	\$1,381,300
Electrical	\$163,700	\$3,025,800
Mechanical	\$100,400	
Total	\$730,400	\$4,781,900
Importance Code A		\$374,700
Importance Code B	\$686,800	\$4,147,700
Importance Code C	\$43,600	\$259,500
Total	\$730,400	\$4,781,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$31,800	\$9,400	
Interior Architecture	\$10,500	\$4,800		\$10,500
Electrical	\$18,300	\$41,400	\$15,900	\$14,000
Mechanical	\$29,400	\$54,400	\$26,800	\$14,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,200	\$136,300	\$56,200	\$43,000
Importance Code A	\$5,100	\$37,200	\$14,500	\$5,100
Importance Code B	\$57,200	\$99,100	\$41,700	\$37,900
Importance Code C				
Total	\$62,200	\$136,300	\$56,200	\$43,000



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

Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,700	
Masonry: Brick	75%			LIFE	**	5	\$83,100	
Masonry: Limestone	5%			LIFE	**	5	\$4,200	
Metal: Cage/Fence	5%			2037	**	5	\$24,200	
Window Wall	5%			2044	**	5	\$20,800	
Wood	5%			2029	**	5	\$27,700	
Windows								
Aluminum	100%			2040	**	5	\$18,900	
Roof								
Modified Bitumen	10%			2029	**	10	\$7,600	
Single Ply Membrane	90%			2024	\$223,600	10	\$68,000	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$46,700	LIFE	**	5	\$33,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	Now	\$58,000	2027	\$289,900	5	\$7,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%			2024	\$699,600	3	\$42,100	
Vinyl Tile	25%			2019	\$318,000	3	\$14,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$43,600	2027	\$218,200	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Masonry: Brick	10%			LIFE	**			
Plaster	85%			LIFE	**	5	\$41,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2022	\$60,500	5	\$7,700	
Exposed Concrete	20%			LIFE	**	5	\$4,800	
Plaster	75%			LIFE	**	5	\$71,800	

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	

Over 600 Volts

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

Asset # : 1960

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment Fused Disc Sw	100%			2034	**	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 200 Amperes, 4160 Volts</i>								
Transformers Dry Type	100%			2022	\$134,200	3	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4160/208/120 Volts , 150 Kva</i>								
Feeders Cable	100%			2023	\$15,100	1		
Raceway Conduit	100%			2024	\$40,000	1		
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2034	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 800 Amperes</i>								
Switchgear / Switchboard Fused Disc Sw	50%			2034	**	5	\$200	
Molded Case Bkrs	50%			2024	\$71,600	5	\$1,400	
Raceway Conduit	80%			2024	\$118,700	1		
Conduit	20%			2034	**	1		
Panelboards Molded Case Bkrs	70%			2023	\$81,700	5	\$1,900	
Molded Case Bkrs	30%			2032	**	5	\$800	
Wiring Braided Cloth	70%	2-4	\$163,700	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	**	1		
Motor Controllers Locally Mounted	100%			2022	\$200,900	5	\$700	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,500	
Stand-by Power								
Transfer Switches Automatic	100%			2029	**	1	\$31,600	
Generators Diesel	100%			2027	\$172,300	1	\$39,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Genset Rated @ 100 Kw</i>								

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

Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$3,800	
Fuel Storage								
Main Tank	100%			2039	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$1,561,000	10	\$89,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$82,200	10	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2019	\$24,600	1		
Exit, Service	50%			2024	\$16,700	1		
Exterior Lighting								
HID	100%			2024	\$378,400	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$90,900	1	\$11,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$63,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Boilers Are Scheduled To Be Installed</i>								
Conversion Equipment								
Heat Exchanger	100%			2027	\$21,300	1	\$50,600	

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

Asset # : 1960

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								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$100,400	2032	**	4	\$5,000	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2032	**	1	\$25,300	
Convactor/Radiator	60%			2029	**	1	\$19,800	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2019	\$20,500	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,100	
Exhaust Fans								
Interior	90%			2032	**	2	\$2,800	
Roof	10%			2032	**	2	\$300	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$15,200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Backflow Preventer								
No Component	50%							
Generic	50%			2029	**	1	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$51,600	

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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
Fire Suppression Sprinkler								
Generic	100%			2044	* *	1-2	\$28,700	
Chemical System								
No Component	80%							
Generic	20%			2019	\$5,100	1-3	\$10,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 55,215 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$214,600	\$79,900
Interior Architecture	\$98,800	\$540,200
Electrical		\$1,454,400
Mechanical	\$187,000	
Total	\$500,400	\$2,074,500
Importance Code A	\$214,600	\$79,900
Importance Code B	\$285,800	\$1,883,100
Importance Code C		\$111,500
Total	\$500,400	\$2,074,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$7,800	\$5,500	
Interior Architecture	\$38,000	\$6,200		\$3,600
Electrical	\$10,800	\$39,600	\$8,600	\$7,600
Mechanical	\$19,600	\$11,000	\$15,500	\$7,200
Total	\$68,400	\$64,700	\$29,600	\$18,400
Importance Code A	\$2,700	\$10,700	\$8,200	\$2,700
Importance Code B	\$43,400	\$54,000	\$21,400	\$15,600
Importance Code C	\$22,300			
Total	\$68,400	\$64,700	\$29,600	\$18,400



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

Asset # : 1959

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								
Masonry: Brick	80%	Now	\$214,600	LIFE	**	5	\$36,400	
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$15,600	
Metal Sect. OHD	5%			2029	**	5	\$7,100	
Wood	10%			2037	**	5	\$22,800	
Windows								
Aluminum	100%			2040	**	5	\$11,000	
Roof								
Asphalt Shingle	25%			2027	\$43,500	10	\$2,200	
Modified Bitumen	65%			2032	**	10	\$33,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%			2037	**	1		
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$50,600	LIFE	**	5	\$108,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Toilet(s), Corridors</i>								
Ceramic Tile	5%	Now	\$15,700	2027	\$78,500	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
Vinyl Tile	35%	Now	\$48,200	2024	\$241,200	3	\$10,900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Cafeteria</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$22,300	2027	\$111,500	5	\$2,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$19,900	
Gypsum Board	20%			LIFE	**	5	\$9,900	
Masonry: Brick	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2029	**	5	\$12,500	
Exposed Struc: Wood	85%			LIFE	**			

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

Asset # : 1959

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings Available</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	
Raceway								
Conduit	100%			2024	\$50,200	1		
Panelboards								
Fused Disc Sw	20%			2023	\$13,100	5	\$300	
Molded Case Bkrs	80%			2023	\$52,600	5	\$1,200	
Wiring								
Thermoplastic	100%			2024	\$75,300	1		
Motor Controllers								
Locally Mounted	100%			2022	\$56,800	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$17,000	
Generators								
Diesel	100%			2027	\$86,100	1	\$21,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated @ 100 Kw</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,000	
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	92%			2024	\$815,500	10	\$46,600	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2024	\$17,700	10	\$1,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	4%			2024	\$5,300	10	\$100	
Incandescent	2%			2019	\$17,700	2		

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

Asset # : 1959

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

Egress Lighting								
Emergency, Service	50%			2019	\$13,300	1		
Exit, Service	50%			2024	\$9,000	1		
Exterior Lighting								
HID	100%			2024	\$203,600	10	\$200	

Alarm

Security System								
No Component	70%							
Generic	30%			2024	\$48,900	1	\$6,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$34,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells</i>								

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

Heating

Energy Source								
Fuel Oil No 2	100%	Now	\$132,800	2054	**	5	\$8,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Buried Fuel Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$27,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 6 Separate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$54,200	2032	**	4	\$2,700	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	10%			2024	\$29,100	1	\$3,400	
Convactor/Radiator	90%			2029	**	1	\$16,100	

Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2018	\$11,100	1		
No Component	90%							

Ventilation

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

Asset # : 1959

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	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,800	
Exhaust Fans								
Roof	100%			2032	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		
HW Heat Exchanger								
Low Temp	100%			2024	\$16,700	4	\$5,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$3,400	
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$15,500	
Chemical System								
Dry	10%			2019	\$2,600	1-3	\$5,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Kitchen Hood</i>						
No Component								
Generic	70%			2022	\$5,100	1-3	\$10,100	
	20%							
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$362,800	\$94,500
Interior Architecture	\$137,800	\$766,900
Electrical		\$299,200
Mechanical	\$43,700	
Total	\$544,300	\$1,160,600
Importance Code A	\$362,800	\$94,500
Importance Code B	\$181,500	\$1,015,500
Importance Code C		\$50,600
Total	\$544,300	\$1,160,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$10,100
Interior Architecture			\$12,900	\$1,400
Electrical	\$7,700	\$12,200	\$7,700	\$9,700
Mechanical	\$22,800	\$12,600	\$22,900	\$16,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$38,500	\$32,700	\$51,400	\$45,200
Importance Code A	\$5,100	\$3,600	\$3,600	\$13,800
Importance Code B	\$33,400	\$29,100	\$47,800	\$31,400
Importance Code C				
Total	\$38,500	\$32,700	\$51,400	\$45,200



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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
COMMONWEALTH AVENUE SRO
Asset # : 4450

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								
Masonry: Brick	95%			LIFE	**	5	\$94,500	
Metal Panel	2%			2046	**	5-10	\$13,700	
Window Wall	3%			2046	**	5	\$11,200	
Windows								
Aluminum	95%			2042	**	5	\$6,300	
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,000	
Masonry: Brick	50%			LIFE	**	5	\$3,900	
Metal Panel	5%			2046	**	5	\$1,500	
Roof								
Modified Bitumen	100%	Now	\$362,800	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,700	
Ceramic Tile	5%			2035	**	5	\$5,400	
Vinyl Tile	75%			2026	\$675,600	3	\$30,500	
Vinyl Tile	10%	4+	\$90,100	2036	**	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,000	
Glass: Single Pane	10%			LIFE	**	5	\$9,700	
Gypsum Board	65%			LIFE	**	5	\$50,600	
Ceilings								
Exposed Concrete	70%	Now	\$47,700	LIFE	**	5	\$11,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$40,700	

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

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

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Four 600a Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$22,700	
Generators								
Diesel	100%			2029	**	1	\$28,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One125kw</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,700	
Fuel Storage								
Main Tank	100%			2041	**	5	\$2,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : One 175 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$232,700	10	\$13,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T12 Lamps And Compact Fluorescent</i>							
Fluorescent	80%			2036	**	10	\$53,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	60%			2026	\$20,900	1		
Exit, Service	40%			2026	\$9,400	1		

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

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								
Exterior Lighting								
LED	50%			2036	**			
No Component	50%							
Lighting Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$700	
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$5,500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	**	1-3	\$22,700	
Mechanical								
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%			2046	**	1		
Conversion Equipment								
Furnace	30%	Now	\$2,600	2026	\$25,900	1	\$9,700	
		<i>Not in Service, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Four Roof Mounted Units</i>						
Hot Water Boiler	70%			2039	**	1	\$25,100	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	70%			2034	**	4	\$3,800	
No Component	30%							
Terminal Devices								
Fan Coil Unit/Heat	70%			2031	**	1	\$16,400	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

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	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$1,200	2026	\$24,000	1	\$3,000	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : No Access To Check Refrigerant Type.</i>								
Window/Wall Unit	30%			2021	\$43,700	1		
No Component	60%							
Terminal Devices								
Fan Coil - Cooling	10%			2026	\$21,800	1	\$2,300	
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2026	\$5,700	2	\$5,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,400	
Exhaust Fans								
Interior	20%			2031	**	2	\$400	
Roof	80%			2031	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2039	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Explanation : Hot Water Coils In Boilers</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2031	**	4	\$2,500	
Sewage Ejector(s)								
Electric	100%	Now	\$1,100	2026	\$10,800	4	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2031	**	1	\$4,400	
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3, 4</i>						
		<i>Explanation : 2 Units.</i>						
Fire Suppression Sprinkler Generic	100%			2046	* *	1-2	\$20,300	
Chemical System Generic	100%			2024	\$25,500	1-3	\$55,000	

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 04-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$802,500	\$150,600
Interior Architecture	\$582,200	\$200,900
Electrical		\$554,600
Total	\$1,384,700	\$906,200
Importance Code A	\$802,500	\$150,600
Importance Code B	\$428,400	\$671,700
Importance Code C	\$153,800	\$83,900
Total	\$1,384,700	\$906,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$21,500
Interior Architecture	\$74,900			
Electrical	\$800	\$400	\$700	\$500
Mechanical	\$20,700	\$3,900	\$4,100	\$6,100
Total	\$96,400	\$4,400	\$4,800	\$28,100
Importance Code A	\$2,800	\$2,800	\$2,800	\$2,800
Importance Code B	\$62,000	\$1,500	\$2,000	\$20,600
Importance Code C	\$31,600			\$4,700
Total	\$96,400	\$4,400	\$4,800	\$28,100



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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
DEAN STREET FAMILY RESIDENCE
Asset # : 1972

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								
Masonry: Brick	70%	Now	\$306,900	LIFE	**	5	\$104,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$39,700	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	0-2	\$105,200	2032	**	5	\$46,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$123,400	2043	**	5	\$15,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$81,000	2052	**	5	\$9,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$146,300	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2047	**	5	\$3,700	
Roof								
Modified Bitumen	95%			2032	**	10	\$31,600	
Skylight, Metal/Glass	5%			2047	**	10	\$5,500	
Interior								

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

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								
Ceramic Tile	10%	Now	\$44,300	2030	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	10%			2036	**	5	\$11,700	
Terrazzo	5%	Now	\$13,300	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$291,600	2032	**	3	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$9,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$7,500	
Gypsum Board	75%			LIFE	**	5-10	\$237,700	
Marble Panels	2%	Now	\$14,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	13%			LIFE	**	5-10	\$20,600	
Ceilings								
Gypsum Board	80%	Now	\$92,500	LIFE	**	5	\$117,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$30,000	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
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%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 250 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$800	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$700	

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

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								
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2027	\$46,000	10	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent								
	15%			2032	**	10	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent								
	75%			2027	\$345,000	2	\$500	
Egress Lighting								
Emergency, Battery								
	50%			2027	\$18,900	10	\$3,500	
Exit, Service								
	50%			2027	\$4,700	1		
Exterior Lighting								
HID								
	100%			2027	\$105,700	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component								
	80%							
Generic, Digital								
	20%			2027	\$58,000	1-3	\$3,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2								
	100%			2037	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 3,500 Gallons</i>								
Conversion Equipment								
Steam Boiler								
	100%			2047	**	1	\$28,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%			2037	* *	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%	Now	\$13,200	2032	* *	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2025		1	\$5,800	
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$4,400	2032	* *	2	\$700	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	* *	1		
Galv Iron/Steel	90%			2032	* *	1		
HW Heat Exchanger								
Low Temp	100%			2053	* *	4	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils Located In Boiler</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	\$1,800	
Fixtures								
Generic	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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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$161,400	\$81,700
Interior Architecture	\$250,500	\$91,900
Electrical	\$53,900	\$514,200
Mechanical	\$78,700	\$151,800
Total	\$544,500	\$839,600
Importance Code A	\$161,400	\$81,700
Importance Code B	\$278,800	\$708,800
Importance Code C	\$104,300	\$49,100
Total	\$544,500	\$839,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$53,600	\$27,500		
Interior Architecture				\$11,000
Electrical	\$9,300	\$6,400	\$7,000	\$6,600
Mechanical	\$19,900	\$52,800	\$23,200	\$13,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$94,600	\$98,600	\$42,000	\$42,600
Importance Code A	\$60,000	\$30,900	\$3,200	\$3,200
Importance Code B	\$34,600	\$67,700	\$38,800	\$39,400
Importance Code C				
Total	\$94,600	\$98,600	\$42,000	\$42,600



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

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								
Masonry: Brick	85%	0-2	\$120,300	LIFE	**	5	\$81,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Window Wall	15%			2044	**	5	\$54,100	
Windows								
Aluminum	95%	0-2	\$25,100	2040	**	5	\$3,100	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Dining Room</i>								
Glass Block	3%			LIFE	**	5	\$100	
Metal Louvers	2%			2033	**	10	\$800	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,600	
Masonry: Brick	50%	0-2	\$28,500	LIFE	**	5	\$2,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West End Over Room 601 And 605</i>								
Metal Panel	5%			2044	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2029	**	10	\$41,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,400	
Vinyl Tile	90%	4+	\$146,100	2029	**	3	\$33,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	0-2	\$38,000	LIFE	**	5	\$7,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Single Pane	15%			LIFE	**	5	\$13,100	
Gypsum Board	70%	Now	\$66,300	LIFE	**	5	\$49,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$9,900	
Gypsum Board	35%			LIFE	**	5	\$42,800	
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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	75%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	25%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Dsiconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$300	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	
Molded Case Bkrs	85%			2040	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$20,500	
Generators								
Diesel	100%			2033	**	1	\$25,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,500	
Fuel Storage								
Main Tank	100%			2052	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 175 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	**	10	\$53,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								

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

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								
Egress Lighting								
Emergency, Service	60%			2024	\$18,800	1		
Exit, Service	40%			2024	\$8,500	1		
Exterior Lighting								
HID	100%			2024	\$245,200	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2052	* *	5	\$400	
Alarm								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2024	\$269,000	1-3	\$16,900	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	20%			2024	\$15,600	1	\$6,500	
Hot Water Boiler	80%	Now	\$5,700	2029	* *	1	\$23,300	
		<i>Damaged, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Boiler Room, Boiler Jacket Deteriorating. Insulation Inside Jacket Deteriorating</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Gas Fired Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$3,200	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$21,100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2024	\$58,900	2	\$800	
Window/Wall Unit	60%			2019	\$78,700	1		
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,400	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Exhaust Fans							
Interior	10%			2024	\$7,100	2	\$200
Roof	90%			2024	\$45,600	2	\$1,800
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2044	* *	1	
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%	Now	\$1,800	LIFE	* *	1	
		<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>					
		<i>Location : From Spout Catchment Piping To City Sewer Main, 1 Of 10 Clogged</i>					
Sump Pump(s)							
Rigid Piping	100%			2024	\$10,800	4	\$1,600
Sewage Ejector(s)							
Electric	100%			2024	\$10,800	4	\$1,600
Backflow Preventer							
Generic	100%			2029	* *	1	\$4,000
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : C-6</i>					
		<i>Explanation : Two Units, 1 Of 2 Units Down</i>					
Fire Suppression							
Standpipe							
Generic	100%			2034	* *	1-5	\$32,900
Sprinkler							
Generic	100%			2034	* *	1-2	\$18,300
Fire Pump							
Generic	100%			2027	\$47,300	1	\$12,200
Chemical System							
Generic	100%			2019	\$25,500	1-3	\$50,600
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Kitchen</i>					

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 16-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$282,000
Electrical		\$292,000
Mechanical		\$398,600
Total		\$972,600
Importance Code B		\$972,600
Total		\$972,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$60,500		\$200	\$5,700
Interior Architecture	\$46,900	\$8,900		
Electrical	\$4,400	\$6,500	\$33,100	\$4,300
Mechanical	\$15,000	\$9,300	\$20,600	\$10,000
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$132,700	\$30,600	\$59,800	\$26,000
Importance Code A	\$61,900	\$1,400	\$1,700	\$7,100
Importance Code B	\$70,800	\$26,700	\$58,200	\$18,900
Importance Code C		\$2,500		
Total	\$132,700	\$30,600	\$59,800	\$26,000



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

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$6,500	
Masonry: Brick	25%			LIFE	**	5	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	30%			LIFE	**	5	\$12,500	
Masonry: Brick	17%	Now	\$20,900	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,100	
Windows								
Aluminum	100%			2041	**	5	\$2,800	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$600	
Masonry: Brick	40%			LIFE	**	5	\$900	
Masonry: Brick	25%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	5%			2035	**	5	\$400	
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	75%	Now	\$7,600	2030	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Sixth Floor Bathroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Bathroom</i>								
Paver: Asphalt	20%	Now	\$31,200	2040	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Over Kitchen</i>								
Roll Roofing	5%			2021		5	\$1,500	
Interior								

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

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	5%			LIFE	**	5	\$4,600	
Ceramic Tile	10%			2034	**	5	\$4,200	
Quarry Tile	5%			2038	**	5	\$3,200	
Vinyl Tile	80%			2025	\$282,000	3	\$12,700	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$5,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Gypsum Board	65%			LIFE	**	5	\$19,800	
Plaster	20%			LIFE	**	5	\$3,000	
Ceilings								
AcousTileSusp.Lay-In	90%			2038	**	5	\$38,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sixth Floor Bathroom</i>								
Exposed Concrete	7%			LIFE	**	5	\$500	
Exposed Struc: Steel	3%	Now	\$26,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steel Members In Electrical Room In Basement</i>								

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%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$800	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controlllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$8,900	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2034	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 156 Kva Onan Genset</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,100	
<hr/>								
Fuel Storage								
Main Tank	100%			2053	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$26,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
<hr/>								
Exterior Lighting								
Fluorescent	100%			2030	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$292,000	1-3	\$17,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$14,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,400	
Terminal Devices								
Air Handler	60%			2025	\$89,600	1	\$10,500	
Convactor/Radiator	30%			2030	**	1	\$2,800	
Fan Coil Unit/Heat	10%			2025	\$41,500	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	75%			2023	\$267,500	2	\$1,300	
Window/Wall Unit	5%			2020	\$2,800	1		
No Component	20%							
Heat Rejection								
Evap Condenser	100%			2025	\$18,000	2	\$19,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,800	
Exhaust Fans								
Interior	50%	Now	\$9,200	2035	**	2	\$300	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Interior Unit Could Not Be Located, May Have Been Removed</i>							
Roof	50%			2030	**	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$6,400	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$1,100	2025	\$10,800	4	\$1,600	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Only One Float Switch For 2 Pumps</i>							
Backflow Preventer								
Generic	100%			2033	**	1	\$1,700	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

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	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2035		* *	1-5	\$14,300
Sprinkler								
Generic	100%			2035		* *	1-2	\$8,000
Fire Pump								
Generic	100%			2028		* *	1	\$5,300

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$51,000	\$146,900
Electrical	\$280,000	\$796,500
Mechanical		\$48,100
Total	\$331,000	\$991,600
Importance Code A	\$51,000	\$146,900
Importance Code B	\$280,000	\$844,700
Total	\$331,000	\$991,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$24,400	\$2,800	
Interior Architecture	\$2,200		\$66,000	
Electrical	\$12,100	\$9,900	\$8,300	\$9,500
Mechanical	\$16,200	\$8,100	\$15,600	\$7,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$38,400	\$50,200	\$100,600	\$24,500
Importance Code A	\$2,700	\$27,500	\$5,700	\$3,000
Importance Code B	\$35,700	\$22,700	\$94,800	\$21,600
Importance Code C				
Total	\$38,400	\$50,200	\$100,600	\$24,500



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
EAST NEW YORK AVENUE SRO
Asset # : 51

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								
Masonry: Brick	85%			LIFE	**	5	\$69,900	
Window Wall	15%			2044	**	5	\$46,300	
Windows								
Aluminum	100%			2040	**	5	\$5,500	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$3,300	
Masonry: Brick	45%			LIFE	**	5	\$2,900	
Metal Panel	10%			2044	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	15%			2024	\$77,000	10	\$7,900	
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Over 4th Floor</i>						
Modified Bitumen	85%	Now	\$51,000	2032	**			
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over 4th Floor</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over 4th Floor Near Elevator</i>						
Interior								
Floors								
Carpet	5%			2020	\$55,900	3	\$6,700	
Cast in Place Concrete	15%			LIFE	**	5	\$29,400	
Ceramic Tile	5%			2033	**	5	\$4,500	
Quarry Tile	5%			2037	**	5	\$6,700	
Vinyl Tile	70%			2029	**	3	\$23,500	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$30,000	
Glass: Single Pane	10%			LIFE	**	5	\$8,000	
Gypsum Board	20%			LIFE	**	5	\$12,900	
Ceilings								
Exposed Concrete	85%			LIFE	**	5	\$11,900	
Gypsum Board	15%			LIFE	**	5	\$16,800	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 4th Floor Near Elevator</i>						

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
EAST NEW YORK AVENUE SRO
Asset # : 51

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Switches Rated @ 800 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$18,800	
Generators								
Diesel	100%			2027	\$86,100	1	\$23,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Genset Rated @ 100 Kw</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,300	
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : No Rating Capacity Available</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2029	**	10	\$33,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	40%			2029	**	10	\$22,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2024	\$14,400	1		
Exit, Service	50%			2024	\$9,800	1		

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

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								
Exterior Lighting HID	100%			2019	\$225,000	10	\$200	
Lightning Protection								
Arresters/Cabling Generic	100%			2027	\$39,300	5	\$600	
Alarm								
Security System								
No Component Generic	70%			2024	\$54,100	1	\$6,800	
	30%							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : C C T V Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic	100%			2024	\$617,000	1-3	\$38,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	10%			2029	**	1	\$3,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Units</i>							
Hot Water Boiler	90%	Now	\$2,400	2037	**	1	\$24,000	
	<i>Corroded, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Both Boilers</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$3,000	
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$19,400	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		

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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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2029	**	2	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : For Elevator Machinery Room</i>							
Window/Wall Unit	40%			2022	\$48,100	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans								
Roof	100%			2032	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	90%	Now	\$7,900	2044	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Booster Pump</i>							
Galv Iron/Steel	10%			2037	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2029	**	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B -4</i>							
	<i>Explanation : Two Units</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$16,800	
Chemical System								
No Component	80%							
Generic	20%			2022	\$5,100	1-3	\$10,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$396,400	
Interior Architecture	\$151,000	\$192,200
Electrical		\$793,600
Mechanical		\$105,000
Total	\$547,400	\$1,090,900
Importance Code A	\$396,400	
Importance Code B	\$110,700	\$1,090,900
Importance Code C	\$40,300	
Total	\$547,400	\$1,090,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$82,100			\$2,000
Electrical	\$1,800	\$2,600	\$1,800	\$2,000
Mechanical	\$22,900	\$7,600	\$13,400	\$45,700
Total	\$106,800	\$10,200	\$15,100	\$49,600
Importance Code A	\$2,100	\$2,100	\$2,100	\$2,200
Importance Code B	\$69,200	\$8,200	\$13,100	\$47,500
Importance Code C	\$35,500			
Total	\$106,800	\$10,200	\$15,100	\$49,600



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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
FANNY BARNES
Asset # : 4455

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								
Masonry: Brick	50%	Now	\$168,900	LIFE	**	5	\$28,700	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	3%			LIFE	**	5	\$5,600	
Stucco Cement	47%	Now	\$152,500	2031	**	5	\$33,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%			2042	**	5	\$3,800	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	40%	Now	\$10,200	LIFE	**	5	\$1,800	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	55%	Now	\$28,100	LIFE	**	5	\$2,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Inside Face Of Parapet</i>							
	<i>Explanation : Stucco On Brick</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Modified Bitumen	100%			2031	**	10	\$36,700	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,600	LIFE	**	5	\$6,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	15%	Now	\$8,900	2035	**	5	\$4,700	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	25%	Now	\$6,500	2026	\$129,700	3	\$5,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	55%	Now	\$110,700	2054	**	5	\$32,200	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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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
FANNY BARNES
Asset # : 4455

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								
Interior Walls								
Ceramic Tile	20%	Now	\$40,300	2035	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%	Now	\$6,600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	57%	Now	\$17,200	LIFE	**	5	\$25,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$11,700	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$4,900	2039	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	80%	Now	\$24,700	LIFE	**	5	\$62,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
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%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800a And One 200a Main Disconnect Switch For The House And Day Care</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	

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

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

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

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

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%			2026	\$268,200	10	\$15,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2034	**	10	\$1,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	55%			2026	\$368,700	2	\$500	
Egress Lighting								
Emergency, Battery	50%			2026	\$27,500	10	\$5,000	
Exit, Battery	50%			2026	\$23,300	10	\$1,400	
Exterior Lighting								
HID	100%			2026	\$156,800	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$4,800	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	**	1-3	\$13,100	
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								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$20,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 4 Units, Multi Temp</i>						
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$10,200	2034	**	4	\$2,100	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$13,500	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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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

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	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2024	\$105,000	2	\$500	
Window/Wall Unit	15%			2021	\$12,600	1		
No Component	65%							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$10,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,300	
Exhaust Fans								
Roof	100%			2031	* *	2	\$1,300	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	* *	1		
Water Heater								
Gas Fired	100%			2021	\$9,500	2	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit - Multi Temp</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2046	* *	1-2	\$1,200	
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$55,000	

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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 27-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$598,200	\$86,800
Interior Architecture	\$125,700	\$725,100
Electrical		\$859,300
Mechanical		\$334,600
Total	\$723,900	\$2,005,800
Importance Code A	\$598,200	\$86,800
Importance Code B	\$125,700	\$1,864,800
Importance Code C		\$54,300
Total	\$723,900	\$2,005,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$600	\$2,300
Interior Architecture	\$40,100			\$10,100
Electrical	\$5,900	\$16,400	\$4,600	\$5,900
Mechanical	\$15,300	\$23,500	\$18,000	\$9,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,200	\$43,800	\$27,200	\$31,400
Importance Code A	\$3,300	\$3,500	\$3,900	\$5,700
Importance Code B	\$49,100	\$40,300	\$23,300	\$25,700
Importance Code C	\$12,800			
Total	\$65,200	\$43,800	\$27,200	\$31,400



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
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	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$73,800	
Masonry: Brick	15%	Now	\$76,700	LIFE	**	5	\$13,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Windows								
Aluminum	80%			2046	**	5	\$4,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2040	**	5	\$1,200	
Parapets								
Metal: Cage/Fence	100%	Now	\$177,100	2044	**	5	\$29,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	30%	Now	\$49,000	2037	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$295,300	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

DEPT. OF HOMELESS SERVICES - 071
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	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
Ceramic Tile	5%	Now	\$19,100	2033	**	5	\$2,500	
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	65%			2024	\$544,700	3	\$32,800	
Vinyl Tile	15%	Now	\$125,700	2034	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms Facing Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Rooms</i>								
<i>Explanation : Floor Is Not Sloped Properly And Rain Water Flows Into Rooms</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,800	
Glass: Single Pane	5%			LIFE	**	5	\$4,500	
Gypsum Board	20%	Now	\$9,800	LIFE	**	5	\$14,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : Impact Damage</i>								
Gypsum Board	55%			LIFE	**	5	\$39,800	
Masonry: Brick	5%			LIFE	**			
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$126,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								

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%			2034	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes</i>								

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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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	2%			2032	**	5		
Molded Case Bkrs	98%			2032	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$60,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
HID	2%			2024			\$3,200	10
Incandescent	1%			2019			\$10,800	2
Egress Lighting								
Emergency, Battery	50%			2024			\$44,400	10
Exit, Service	50%			2024			\$11,000	1
Exterior Lighting								
HID	100%			2032	**	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024			\$60,800	1
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : C C T V Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic	100%			2024			\$694,100	1-3
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Bells, Smoke Detector, Manual Pull Station</i>					

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

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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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

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%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$33,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,300	
Terminal Devices								
Air Handler	60%			2024	\$213,000	1	\$25,000	
Convactor/Radiator	40%			2029	**	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%	Now	\$2,400	2024	\$121,600	2	\$1,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Units Serve General Areas Only</i>					
			<i>Explanation : Multiple Roof Units</i>					
Window/Wall Unit	10%			2019	\$13,500	1		
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600	
Exhaust Fans								
Interior	10%			2024	\$7,300	2	\$200	
Roof	90%			2029	**	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Sanitary Piping								
Cast Iron	100%	Now	\$2,900	LIFE	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Stock Room</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
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
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
Vertical Transport Elevators Hydraulic	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor To 2nd Floor Community Room</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression Sprinkler Generic	100%			2044		* *	1-2	\$18,900
Chemical System No Component Generic	80%							
	20%			2022	\$5,100		1-3	\$10,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 20-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,033,000	\$2,284,600
Interior Architecture	\$955,500	\$1,392,900
Electrical	\$599,200	\$6,107,600
Mechanical	\$338,900	\$1,217,700
Total	\$4,926,700	\$11,002,800
Importance Code A	\$3,210,900	\$2,915,700
Importance Code B	\$1,715,800	\$7,989,300
Importance Code C		\$97,800
Total	\$4,926,700	\$11,002,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$83,700			\$6,900
Interior Architecture	\$66,600			\$11,200
Electrical	\$24,100	\$22,100	\$69,800	\$20,600
Mechanical	\$47,000	\$61,000	\$129,000	\$67,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$225,300	\$87,100	\$202,700	\$109,700
Importance Code A	\$83,700	\$23,700	\$24,200	\$30,500
Importance Code B	\$130,900	\$63,400	\$178,600	\$79,200
Importance Code C	\$10,800			
Total	\$225,300	\$87,100	\$202,700	\$109,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$23,900	LIFE	**	5	\$108,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$238,800	
Masonry: Brick	10%	Now	\$255,800	LIFE	**	5	\$43,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West And South Facades</i>								
Masonry: Limestone	5%	Now	\$115,800	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Multiple Locations Throughout</i>								
Metal Panel	10%	0-2	\$61,000	2035	**	5	\$81,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Window Wall	15%	Now	\$611,700	2035	**	5	\$122,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
Windows								
Aluminum	10%			2047	**	5	\$2,700	
Steel	75%	Now	\$1,195,700	2050	**	5	\$128,500	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	5%			2041	**	5	\$13,700	
Wood	10%	Now	\$75,100	2050	**	5	\$13,700	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</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
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	5%	Now	\$30,100	LIFE	**	5	\$30,500	
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$55,200	
Masonry: Brick	20%	Now	\$178,000	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Northwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade - Leaning In Toward The Roof</i>								
Metal Panel	5%	Now	\$29,700	2045	**	5	\$7,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	25%	Now	\$390,800	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Pitch Pockets Leaking</i>								
Modified Bitumen	75%	Now	\$149,100	2025	\$1,490,900			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Drill Floor</i>								

Interior

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

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

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

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

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	5%			LIFE	**	5	\$39,100	
Ceramic Tile	5%	2-4	\$16,900	2028	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	23%	Now	\$47,700	2030	**	5	\$61,700	
<i>Adhesion Failure, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Entrance Lobby Of Armory</i>								
Terrazzo	2%			LIFE	**	5	\$5,600	
Traffic Topping	5%	Now	\$10,800	2025	\$216,600	5	\$11,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Epoxy With Sand Finish</i>								
Traffic Topping	20%			2030	**	5	\$89,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Track And Portions Of Drill Floor</i>								
<i>Explanation : Refers To Rubberized Surface.</i>								
Vinyl Tile	25%	Now	\$742,300	2035	**	3	\$33,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
Wood	15%			2028	**	5	\$100,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Walls Of Mechanical Space</i>								
Ceramic Tile	3%			2028	**	5	\$8,400	
Gypsum Board	25%			LIFE	**	5	\$41,900	
Masonry: Brick	37%			LIFE	**			
Plaster	15%	Now	\$6,600	LIFE	**	5	\$12,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway</i>								
Wood	5%			LIFE	**	5	\$55,900	
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : New Toilet Rooms Being Constructed</i>								

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

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	25%	Now	\$70,600	2030	**	5	\$44,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : First Floor Lobby</i>								
Exposed Concrete	5%	Now	\$28,100	LIFE	**	5	\$2,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room First Floor Of Shelter</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Electrical Room And Boiler Rooms In Shelter</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$22,300	
Masonry: Infill Arch	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$55,900	
Wood	25%			LIFE	**	5	\$782,200	

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	50%			2025	\$38,400	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amps</i>								
Fused Disc Sw	50%			2045	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amps For Air Conditioning</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$500	
Molded Case Bkrs	50%			2025	\$167,000	5	\$3,100	
Raceway								
Conduit	80%			2025	\$304,800	1		
Conduit	20%			2045	**	1		
Panelboards								
Molded Case Bkrs	25%			2041	**	5	\$1,600	
Molded Case Bkrs	75%			2024	\$262,800	5	\$4,700	
Wiring								
Thermoplastic	75%			2025	\$440,200	1		
Thermoplastic	25%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2023	\$730,600	5	\$1,600	

Ground

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

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	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Main Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$72,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 400 Amps For Fire Pump</i>							
Generators								
Diesel	100%			2034	**	1	\$91,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Track And Field Space</i>							
	<i>Explanation : 250 Kw</i>							
Batteries								
Nickel Cadmium	100%			2020		5	\$52,800	
Fuel Storage								
Main Tank	100%			2053	**	5	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 600 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	75%			2025	\$2,876,500	10	\$164,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Mostly T-12</i>							
Fluorescent	8%			2030	**	10	\$17,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Limited Areas</i>							
HID	15%			2030	**	10	\$1,200	
Incandescent	2%			2025	\$76,700	2	\$100	
Egress Lighting								
Exit, Service	50%			2025	\$38,900	1		
Exit, Battery	50%			2025	\$133,300	10	\$8,100	
Exterior Lighting								
HID	100%			2025	\$874,000	10	\$700	
Alarm								
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2020	\$599,200	1-3	\$36,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pal Space</i>							
	<i>Explanation : Addressable Type</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 6,000 Gallon Tank For # 2 Fuel</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$177,800	2023	\$592,700	1	\$212,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$75,600	2035	* *	4	\$11,800	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pipe Connection Near Boiler A</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$77,200	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	80%			2041	* *	1		
Natural Gas	20%			2045	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves 3rd Floor Track And 4th Floor Bleachers</i>								
<hr/>								
Conversion Equipment								
Absorption	20%			2030	* *	1	\$51,700	
Chiller/Direct Fire								
Interior Pkg Unit - Cooling	10%			2023	\$300,500	2	\$1,500	
Exterior Pkg Unit - Cooling	5%			2025	\$53,800	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
<hr/>								
Window/Wall Unit	5%			2020	\$24,000	1		
No Component	60%							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	15%			2045	* *	4	\$1,800	
Ductwork/Diffusers	15%			LIFE	* *	2	\$46,600	
No Component	70%							
<hr/>								
Terminal Devices								
Fan Coil - Cooling	20%			2030	* *	1	\$15,400	
No Component	80%							

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

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	Priority
Air Conditioning								
Heat Rejection								
Remote Air Cond	5%			2025	\$27,900	2	\$8,300	
Water Cooling Tower	20%			2026	\$53,600	2	\$48,100	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$133,200	
Exhaust Fans								
Interior	100%			2025	\$9,000	2	\$7,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%	Now	\$54,300	2025	\$54,300	2	\$2,800	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
HW Heat Exchanger								
Low Temp	100%	0-2	\$3,600	2025	\$72,400	4	\$23,600	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Bathrooms Under Constuction</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2020	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2025	\$22,600	1	\$14,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 To 4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$124,900	

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**DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER**

Asset # : 4439

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	
Fire Suppression Sprinkler Generic	100%			2045	* *	1-2	\$66,900	
Fire Pump Generic	100%			2028	* *	1	\$44,600	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 21-Dec-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,312,300	\$301,300
Interior Architecture	\$372,400	\$967,900
Electrical	\$111,100	\$911,200
Mechanical		\$595,400
Total	\$1,795,900	\$2,775,800
Importance Code A	\$1,312,300	\$301,300
Importance Code B	\$483,600	\$2,228,500
Importance Code C		\$246,000
Total	\$1,795,900	\$2,775,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,300		\$7,200	
Interior Architecture	\$59,000	\$8,000	\$4,000	\$4,000
Electrical	\$33,600	\$16,800	\$15,900	\$13,900
Mechanical	\$75,900	\$73,600	\$65,800	\$31,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$188,700	\$103,400	\$97,900	\$54,100
Importance Code A	\$29,400	\$15,400	\$21,400	\$14,100
Importance Code B	\$134,200	\$87,900	\$76,500	\$40,000
Importance Code C	\$25,000			
Total	\$188,700	\$103,400	\$97,900	\$54,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$857,800	LIFE	**	5	\$266,000	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
Masonry: Brownstone	5%			LIFE	**	5	\$10,500	
Windows								
Aluminum	85%			2040	**	5	\$14,500	
Aluminum	10%	Now	\$15,300	2032	**	5	\$900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Screens At Tower Floors</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Drill Floor</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Tower Floors</i>							
	<i>Explanation : Bird Contamination</i>							
Bronze/Brass	5%			2032	**	5	\$5,300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,300	
Masonry: Brownstone	10%			LIFE	**	5	\$9,500	
Roof								
Modified Bitumen	35%	Now	\$75,700	2029	**			
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over 4th Floor Dormitories</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Fourth Floor Dormitories</i>							
Single Ply Membrane	60%			2029	**	10	\$104,300	
Skylight, Metal/Glass	5%	Now	\$274,500	2044	**			
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 4th Floor Dormitories</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over 4th Floor Dormitories</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	Priority
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$210,000	
Ceramic Tile	5%			2027	\$221,000	5	\$10,700	
Panel/Paver: Cer/Brk	5%			2032	**	5	\$24,000	
Quarry Tile	5%			2029	**	5	\$16,000	
Vinyl Tile	15%			2024	\$290,900	3	\$16,000	
Vinyl Tile	15%			2029	**	3	\$12,000	
Wood	10%	Now	\$225,700	2039	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor and Drill Floor Balcony</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<hr/>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			
Ceramic Tile	5%			2027	\$246,000	5	\$8,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	
Gypsum Board	30%			LIFE	**	5	\$30,000	
Masonry: Brick	20%			LIFE	**			
Plaster	35%	Now	\$25,000	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Dormitories</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$21,300	
AcousTileSusp.Lay-In	12%			2037	**	5	\$25,600	
Exposed Concrete	10%	Now	\$146,800	LIFE	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steel Beam At Area Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Next To Generator Room</i>								
Exposed Struc: Steel	40%			LIFE	**			
Exposed Struc: Wood	18%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drill Floor</i>								
Masonry: Vault Struct	5%			LIFE	**			
Plaster	5%	Now	\$29,900	LIFE	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Basement.</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

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

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	30%			2024	\$12,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps For Service # 1</i>								
Fused Disc Sw	5%			2034	**	5		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps For Fire Pump</i>								
Molded Case Bkrs	65%			2034	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps For Service # 2</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$300	
Molded Case Bkrs	50%			2024	\$78,400	5	\$1,900	
Raceway								
Conduit	40%			2044	**	1		
Conduit	60%			2024	\$97,400	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$200	
Molded Case Bkrs	65%			2040	**	5	\$2,400	
Molded Case Bkrs	30%			2023	\$47,900	5	\$1,100	
Wiring								
Thermoplastic	70%			2044	**	1		
Thermoplastic	30%			2024	\$76,800	1		
Motor Controllers								
Locally Mounted	70%			2037	**	5	\$700	
Locally Mounted	30%			2022	\$39,800	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2037	**	1	\$39,200	
Automatic	5%			2037	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 20 Hp For Fire Pump</i>								
Automatic	5%			2037	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transfer Switch Room</i>								
<i>Explanation : 30 Amp For Fire Alarm</i>								

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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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2033	**	1	\$54,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2018	\$1,600	5	\$5,200	
<hr/>								
Fuel Storage								
Day Tank	100%			2032	**	5	\$26,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2029	**	10	\$111,100	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps</i>								
<hr/>								
HID	4%	Now	\$14,900	2034	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
<hr/>								
HID	11%			2029	**	10	\$500	
<hr/>								
Egress Lighting								
Emergency, Service	40%			2029	**	1		
Emergency, Battery	10%			2024	\$20,600	10	\$3,400	
Exit, Service	50%			2029	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$570,900	10	\$400	
<hr/>								
Alarm								
Security System								
No Component	60%							
Generic	40%			2029	**	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas</i>								
<i>Explanation : Fixed Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	75%							
Generic	25%			2029	**	1-3	\$21,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Steam Boiler	100%			2029	**	1	\$141,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement Boiler Room</i>							
<i>Explanation : 2 Units</i>							
Distribution Steam Piping/Pump	100%	Now	\$24,700	2034	**	4	\$7,000
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
<i>Location : Between 2nd And 3rd Floors</i>							
Terminal Devices Air Handler	50%			2024	\$410,800	1	\$44,100
Convector/Radiator	50%			2029	**	1	\$23,000
Air Conditioning							
Energy Source Electricity	100%			2032	**	1	
Conversion Equipment Window/Wall Unit	10%			2019	\$31,300	1	
No Component	90%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,500
Exhaust Fans Interior	50%			2019	\$3,000	2	\$2,200
Roof	50%			2029	**	2	\$2,200
Plumbing							
H/C Water Piping Brass/Copper	75%			2034	**	1	
Galv Iron/Steel	25%	Now	\$11,400	2022	\$113,800	1	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>							
<i>Location : Basement</i>							
Water Heater Gas Fired	100%			2023	\$35,400	2	\$2,100
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Submersible	100%	Now	\$7,200	2019	\$7,200	4	\$1,600
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
Sewage Ejector(s) Electric	100%			2024	\$11,800	4	\$1,600

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

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	Priority
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2029	* *	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Fire Suppression Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st : 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$71,900	
Sprinkler								
Generic	100%			2050	* *	1-2	\$39,900	
Fire Pump								
Generic	100%			2037	* *	1	\$26,600	
Chemical System								
No Component	80%							
Generic	20%			2022	\$5,600	1-3	\$10,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 18-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3007 **Lot** : 1 **BIN** : 2010906

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$174,900	\$37,300
Electrical		\$648,100
Mechanical		\$99,900
Total	\$174,900	\$785,300
Importance Code A	\$174,900	\$37,300
Importance Code B		\$748,000
Total	\$174,900	\$785,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$43,400		\$4,300	\$1,300
Interior Architecture	\$29,900	\$6,600		\$800
Electrical	\$1,200	\$1,000	\$1,000	\$900
Mechanical	\$41,300	\$2,400	\$8,800	\$3,100
Total	\$115,900	\$10,100	\$14,000	\$6,100
Importance Code A	\$74,700	\$1,400	\$5,700	\$2,700
Importance Code B	\$41,200	\$5,300	\$8,300	\$3,400
Importance Code C		\$3,400		
Total	\$115,900	\$10,100	\$14,000	\$6,100



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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
FREEMAN HOUSES / SENECA ANNEX
Asset # : 3015

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	Priority
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$10,700	
Masonry: Brick	40%			LIFE	**	5	\$18,200	
Masonry: Brick	35%			LIFE	**	5	\$15,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	7%	Now	\$9,400	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stucco On Brick At Base</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%	Now	\$24,300	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills And Trims</i>								
Metal Panel	5%			2045	**	5-10	\$15,700	
Pre-Cast Concrete	2%	Now	\$1,500	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills At Lower Windows</i>								
Windows								
Aluminum	90%	Now	\$103,600	2047	**	5	\$6,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$71,400	2050	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,500	
Masonry: Brick	30%	Now	\$4,200	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Parapet</i>								
Metal Cornice	15%	Now	\$3,700	2040	**			
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	92%			2033	**	10	\$11,900	
Modified Bitumen	5%	Now	\$400	2033	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Air Shaft Over Recreation Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room In Basement</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$1,300	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	15%			2034	**	5	\$6,400	
Vinyl Tile	15%			2030	**	3	\$3,200	
Wood	65%			2053	**	5	\$51,900	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$6,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	65%			LIFE	**	5	\$26,900	
Masonry: Brick	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$3,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$6,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room In Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$31,900	
Plaster	20%			LIFE	**	5	\$5,300	

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%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 400 Amperes And 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	2%			2033	**	5		
Molded Case Bkrs	98%			2033	**	5	\$700	
Wiring								
Thermoplastic	100%			2035	**	1		

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

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								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$137,000	10	\$7,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors, 1st Floor</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	70%			2025	\$319,800	2	\$400	
Egress Lighting								
Emergency, Battery	50%			2025	\$18,700	10	\$3,400	
Exit, Service	50%			2025	\$4,600	1		
Exterior Lighting								
HID	100%			2025	\$104,900	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$25,200	1	\$3,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Outside, Basement</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$86,300	1-3	\$5,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$31,300	2038	**	1	\$12,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$9,200	
Air Conditioning								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	10%	Now	\$1,800	2026	\$35,800	2	\$100
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
		<i>Location : Sub-basement Boiler Room And basement</i>					
Window/Wall Unit	10%			2020	\$5,700	1	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,800
No Component	70%						
Exhaust Fans							
Roof	30%			2025	\$6,600	2	\$300
No Component	70%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2030	**	1	
HW Heat Exchanger							
HTHW/HW	100%			2025	\$64,100		
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2018	\$6,500	4	\$2,500
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%			2035	**	1-2	\$400

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 16-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 387 **Lot** : 49 **BIN** : 1004651

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$316,200	
Interior Architecture		\$38,600
Electrical		\$54,800
Mechanical		\$117,200
Total	\$316,200	\$210,600
Importance Code A	\$316,200	
Importance Code B		\$210,600
Total	\$316,200	\$210,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,200			
Interior Architecture	\$15,700	\$2,200		\$4,100
Electrical	\$7,500	\$3,100	\$48,300	\$3,600
Mechanical	\$11,700	\$8,200	\$66,900	\$29,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,000	\$17,500	\$119,100	\$41,300
Importance Code A	\$50,700	\$1,500	\$1,500	\$1,500
Importance Code B	\$37,300	\$16,000	\$117,600	\$39,800
Importance Code C				
Total	\$88,000	\$17,500	\$119,100	\$41,300



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

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								
Masonry: Brick	25%	Now	\$89,400	LIFE	**	5	\$10,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room, Dining Room In Basement, North Facade</i>								
Masonry: Brick	25%			LIFE	**	5	\$10,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	25%			LIFE	**	5	\$10,100	
Masonry: Granite	5%	Now	\$23,400	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade At Building Base</i>								
Masonry: Limestone	5%	Now	\$47,900	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Trims And Cornices</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cornice Above Third Floor Window At South Facade</i>								
Masonry: Limestone	7%	Now	\$60,500	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$3,900	
Stucco Cement	5%			2038	**	5	\$5,100	
Windows								
Aluminum	100%	Now	\$22,200	2041	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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								
Masonry: Brick	95%			LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	95%	Now	\$81,000	2035	**			1
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Shower, Room 4d And Various Others</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Over Fourth Floor</i>								
<i>Explanation : Ballast Displaced Missing</i>								
Skylight, Metal/Glass	5%	Now	\$37,400	2045	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
Ceramic Tile	10%			2034	**	5	\$4,400	
Quarry Tile	5%			2038	**	5	\$3,300	
Vinyl Tile	75%			2030	**	3	\$16,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	75%			LIFE	**	5	\$23,700	
Plaster	20%			LIFE	**	5	\$3,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dining Room In Basement, Room 4d</i>								

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

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	25%			2038	**	5	\$11,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	65%			LIFE	**	5	\$35,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor North Side</i>								
Gypsum Board	5%	Now	\$4,400	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Shower</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth Floor Shower</i>								

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%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$800	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023		5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Generators								
Diesel	100%			2028	**	1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
Batteries								
Lead/Acid	100%			2018		5	\$1,100	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2033	**	5	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 100 Gallon Capacity</i>						
Main Tank	50%			2040	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2030	**	10	\$25,700	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2030	**	10	\$1,400	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2020			\$17,700	1
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Panic Doors</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$19,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$14,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

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	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,900	2033	**	4	\$1,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	90%			2030	**	1	\$8,600	
Fan Coil Unit/Heat	10%			2025	\$43,100	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$74,100	2	\$400	
Window/Wall Unit	15%			2020	\$8,900	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,400	
Exhaust Fans								
Interior	75%			2025	\$23,900	2	\$700	
Roof	25%			2025	\$5,700	2	\$200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%	Now	\$1,300	2020	\$6,700	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Units Not Working - In The Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2020	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2025	\$2,800	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$8,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2021	\$21,300	1	\$5,500	
	Chemical System								
	Generic	100%			2020	\$25,500	1-3	\$50,600	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$155,000	\$196,200
Interior Architecture	\$102,500	
Electrical	\$95,500	\$1,294,200
Mechanical	\$204,400	\$590,700
Total	\$557,400	\$2,081,100
Importance Code A	\$359,400	\$196,200
Importance Code B	\$198,000	\$1,884,900
Total	\$557,400	\$2,081,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,400		\$34,200	
Interior Architecture	\$138,300			\$6,100
Electrical	\$38,900	\$2,900	\$3,100	\$3,800
Mechanical	\$35,500	\$14,400	\$35,900	\$17,200
Total	\$262,100	\$17,300	\$73,300	\$27,100
Importance Code A	\$49,400	\$4,300	\$38,500	\$4,300
Importance Code B	\$125,000	\$13,100	\$34,800	\$22,900
Importance Code C	\$87,700			
Total	\$262,100	\$17,300	\$73,300	\$27,100



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

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 in Place Concrete	10%			LIFE	**	5	\$113,100	
Masonry: Brick	87%			LIFE	**	5	\$196,800	
Masonry: Limestone	3%			LIFE	**	5	\$5,100	
Windows								
Aluminum	100%	0-2	\$22,800	2043	**	5	\$5,600	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$23,700	
Masonry: Limestone	5%			LIFE	**	5-10	\$4,200	
Metal Rail	45%			2040	**	5-10	\$56,300	
Roof								
Copper/Terne	5%			2055	**	10	\$5,400	
Modified Bitumen	95%			2032	**	10	\$41,300	
Interior								
Floors								
Ceramic Tile	10%	Now	\$13,600	2036	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet(s) And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$22,500	
Vinyl Tile	68%	0-2	\$40,600	2032	**	3	\$18,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2042	**	5	\$2,700	
Interior Walls								
Ceramic Tile	10%	Now	\$30,700	2036	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$63,800	
Gypsum Board	20%			LIFE	**	5-10	\$38,800	
Ceilings								
AcousTile,Adhered	20%	Now	\$25,700	2032	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5-10	\$70,800	
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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%			2027	\$5,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - Main Service Disconnect Switches Rated @ 600 Amperes.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$95,500	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	95%			2027	\$12,700	1		
Conduit	5%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Fused Toggle Switch	60%	2-4	\$26,300	2052	**	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Molded Case Bkrs	20%			2026	\$8,800	5	\$200	
Molded Case Bkrs	15%			2035	**	5	\$200	
<hr/>								
Wiring								
Braided Cloth	80%	0-2	\$8,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2037	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$91,300	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$207,100	10	\$11,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fluorescent	70%			2027	\$483,200	10	\$27,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2027	\$28,300	10	\$5,200	
Exit, Service	50%			2027	\$7,000	1		
<hr/>								
Exterior Lighting								
HID	20%			2027	\$31,700	10		
No Component	80%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$38,100	1	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Public Spaces</i>								
<i>Explanation : Cctv Surveillance Camera</i>								

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%		2027	\$434,900	1-3	\$27,300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns

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

Heating

Energy Source
Fuel Oil No 2

100%	Now	\$10,300	2037	**	5	\$6,700
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Leak Evident, Extent : Severe, Area Affected : 20%
Location : Oil Tank

Conversion Equipment
Steam Boiler

100%	2-4	\$204,400	2047	**	1	\$38,300
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On Extended Life, 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%			2027	\$293,200	4	\$3,200
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Terminal Devices

Air Handler

25%			2032	**	1	\$6,700
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Convactor/Radiator

75%			2025	\$297,500	1	\$10,400
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Air Conditioning

Energy Source

Electricity

100%			2043	**	1	
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Conversion Equipment

Exterior Pkg Unit -
Cooling

5%			2035	**	2	\$100
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Window/Wall Unit

25%			2020	\$21,600	1	
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No Component

70%						
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Ventilation

Distribution

Ductwork/Diffusers

100%			LIFE	**	2-5	\$38,000
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Exhaust Fans

Interior

25%			2027	\$11,600	2	\$300
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Roof

75%			2022	\$25,000	2	\$1,000
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Plumbing

H/C Water Piping

Galv Iron/Steel

100%			2032	**	1	
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Water Heater

Oil Fired

50%			2022	\$6,500	1	\$600
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No Component

50%						
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DEPT. OF HOMELESS SERVICES - 071
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger							
Low Temp	50%			2037	* *	4	\$2,100
No Component	50%						
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2027	\$10,800	4	\$2,500
Sewage Ejector(s)							
Electric	100%			2027	\$10,800	4	\$2,500
Backflow Preventer							
Generic	100%			2027	\$4,100	1	\$2,600
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2047	* *	1-2	\$12,000
Chemical System							
Generic	100%			2022	\$25,500	1-3	\$55,000

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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : **HELP 1**
 Address : **515 BLAKE AVE.**
 Borough : **BROOKLYN** Agency's Number : **N/A**
 Program / Asset # : **DHS0088.000 / 14349** Yr Built/Renovated : **1987 / 2009**
 Area Sq Ft : **123,910** Project Type : **HOMELESS SERVICES**
 Date of Survey : **24-Aug-2012** Landmark Status : **NONE**
 Areas Surveyed : **Roof, Floors 1,2,3**
 Block : **3766** Lot : **1** BIN : **3252577**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$798,000	\$375,100
Interior Architecture		\$1,329,500
Electrical	\$1,802,700	\$237,500
Mechanical		\$144,600
Total	\$2,600,600	\$2,086,600
Importance Code A	\$798,000	\$375,100
Importance Code B	\$1,802,700	\$1,596,500
Importance Code C		\$115,000
Total	\$2,600,600	\$2,086,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$9,000	\$1,100	
Interior Architecture	\$27,100		\$3,400	\$17,100
Electrical	\$4,600	\$41,200	\$4,600	\$4,800
Mechanical	\$52,900	\$40,500	\$28,200	\$12,900
Total	\$84,600	\$90,700	\$37,300	\$34,700
Importance Code A	\$6,000	\$15,300	\$7,100	\$6,000
Importance Code B	\$73,200	\$75,400	\$30,300	\$28,700
Importance Code C	\$5,400			
Total	\$84,600	\$90,700	\$37,300	\$34,700



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

HELP 1

Asset # : 14349

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$19,600	
Stucco Cement	80%	Now	\$354,700	2029	**	5	\$156,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Wings</i>								
<i>Explanation : This Component Is Actually Eifs Cladding.</i>								
Windows								
Aluminum	80%	Now	\$344,300	2049	**	5	\$4,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2040	**	5	\$2,100	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	
Metal Rail	5%			2029	**	5-10	\$14,900	
Stucco Cement	80%			2037	**	5	\$34,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually E I F S Cladding System</i>								
Roof								
Modified Bitumen	65%	Now	\$99,000	2029	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over East And West Wings</i>								
Modified Bitumen	20%			2024		10	\$26,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Public Areas</i>								
Single Ply Membrane	15%			2024		10	\$20,100	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Multi-purpose Room</i>								
<i>Explanation : Ballast/gravel Has Been Displaced. Sections Of This Roof Have Been Partially Repaired With Modified Membrane Roofing.</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,900	
Ceramic Tile	5%			2033	**	5	\$9,100	
Vinyl Tile	75%			2024		3	\$68,300	
Vinyl Tile	15%			2029	**	3	\$10,300	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$10,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
Glass: Single Pane	2%			LIFE	**	5	\$3,300	
Gypsum Board	88%			LIFE	**	5	\$115,000	

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 1

Asset # : 14349

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	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2037	**	5	\$36,400	
Exposed Concrete	10%			LIFE	**	5	\$2,800	
Plaster	70%			LIFE	**	5	\$79,700	

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Rooms 1 And 2**Explanation : 2- 1200 Amperes Main Service Switches*

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$3,300	
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Raceway

Conduit	100%			2034	**	1		
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Panelboards

Fused Disc Sw	2%			2032	**	5	\$100	
Molded Case Bkrs	98%			2032	**	5	\$3,200	

Wiring

Thermoplastic	100%			2034	**	1		
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Motor Controllers

Locally Mounted	100%			2022		5	\$237,500	\$800
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	70%			2029	**	10	\$78,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Incandescent	30%			2019		2	\$586,400	\$800
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Egress Lighting

Emergency, Service	50%			2019		1	\$29,200	
Exit, Battery	50%			2019		10	\$67,900	\$4,100

Exterior Lighting

HID	50%			2019		10	\$228,500	\$200
Incandescent	50%			2019		2	\$193,900	\$100

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 1

Asset #: 14349

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	Priority

Alarm

Security System

No Component

60%

Generic

40%

2019

\$146,400

1

\$18,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : C C T V Surveillance Camera System*

Fire/Smoke Detection

No Component

60%

Generic

40%

2019

\$501,300

1-3

\$30,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Bells, Strobe Lights*

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	Priority

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

* *

1

\$60,200

*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*

Distribution

Hot Wtr Piping/Pump

100%

2032

* *

4

\$6,000

Terminal Devices

Convactor/Radiator

100%

2029

* *

1

\$39,300

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10%

2028

* *

2

\$700

*Recent Installation, Extent : Light, Area Affected : 20%**Location : Roof Of Administrative Building*

Ext Pkg Unit -

Heating/Cooling

10%

2024

\$78,400

2

\$700

No Component

80%

Terminal Devices

Fan Coil - Cooling

5% Now

\$9,200

2034

* *

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

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

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	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,900	
Exhaust Fans								
Roof	30%	Now	\$28,400	2034	**	2	\$900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>								
Roof	70%			2024	\$66,200	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2019	\$27,700	2	\$1,800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2024	\$1,200	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : Boiler Feed Water Piping Only</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2034	**	1-2	\$34,100	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Residence</i>								
<i>Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit</i>								

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088088

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
Total	\$95,600	\$72,500
Importance Code B	\$95,600	\$72,500
Total	\$95,600	\$72,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,900			\$1,000
Interior Architecture	\$4,800	\$1,100		\$2,200
Electrical	\$1,100	\$1,000	\$15,900	\$1,100
Mechanical	\$800	\$900	\$12,400	\$900
Total	\$36,700	\$3,000	\$28,400	\$5,100
Importance Code A	\$29,900			\$1,000
Importance Code B	\$6,800	\$2,300	\$28,400	\$4,100
Importance Code C		\$700		
Total	\$36,700	\$3,000	\$28,400	\$5,100



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 #1
Asset # : 14721

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								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	5%	Now	\$29,900	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	95%			2030	**	3	\$8,800	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

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%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	5%			2035	**	1		
Conduit	95%			2025	\$12,900	1		
Panelboards								
Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	
Wiring								
Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2035	**	1		

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

Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,000	2		
Egress Lighting								
Emergency, Service	60%			2030	* *	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	\$7,800	
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								
Campus Steam	100%			2045	* *	1		
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2025	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

DEPT. OF HOMELESS SERVICES - 071
HELP SEC - COTTAGE #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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088089

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$38,400
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
Total	\$95,600	\$110,900
Importance Code B	\$95,600	\$110,900
Total	\$95,600	\$110,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,900			\$1,000
Interior Architecture	\$2,600	\$1,100		
Electrical	\$1,100	\$1,000	\$15,900	\$1,100
Mechanical	\$800	\$900	\$14,400	\$900
Total	\$34,500	\$3,000	\$30,300	\$2,900
Importance Code A	\$29,900			\$1,000
Importance Code B	\$4,600	\$2,300	\$30,300	\$1,900
Importance Code C		\$700		
Total	\$34,500	\$3,000	\$30,300	\$2,900



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

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

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

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

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								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	5%	Now	\$29,900	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$38,400	
Ceramic Tile	5%			2034	**	5	\$900	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

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%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	95%			2025	\$12,900	1		
Conduit	5%			2035	**	1		
Panelboards								
Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	
Wiring								
Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2045	**	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

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								
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,000	2		
Egress Lighting								
Emergency, Service	60%			2030	**	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$7,800	
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								
Campus Steam	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2020	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

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)		
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	**	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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088090

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$89,800	
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
Total	\$185,400	\$72,500
Importance Code A	\$89,800	
Importance Code B	\$95,600	\$72,500
Total	\$185,400	\$72,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$1,000
Interior Architecture	\$4,700	\$1,100		\$2,100
Electrical	\$1,100	\$1,000	\$15,900	\$1,100
Mechanical	\$800	\$900	\$14,400	\$900
Total	\$6,700	\$3,000	\$30,300	\$5,000
Importance Code A				\$1,000
Importance Code B	\$6,700	\$2,300	\$30,300	\$4,000
Importance Code C		\$700		
Total	\$6,700	\$3,000	\$30,300	\$5,000



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

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

*** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	10%	Now	\$89,800	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	90%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	90%			2030	**	3	\$8,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

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%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	95%			2025	\$12,900	1		
Conduit	5%			2035	**	1		
Panelboards								
Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	

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

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

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

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

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								
Wiring								
Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,000	2		
Egress Lighting								
Emergency, Service	60%			2030	* *	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	\$7,800	

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								
Campus Steam	100%			2045	* *	1		
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2020	\$1,900	2	\$100	
Plumbing								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
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
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2023	\$36,000	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$38,400
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
Total	\$95,600	\$110,900
Importance Code B	\$95,600	\$110,900
Total	\$95,600	\$110,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,000			\$1,000
Interior Architecture	\$2,600	\$1,100		
Electrical	\$1,100	\$1,000	\$15,900	\$1,100
Mechanical	\$800	\$900	\$14,400	\$900
Total	\$19,600	\$3,000	\$30,300	\$2,900
Importance Code A	\$15,000			\$1,000
Importance Code B	\$4,600	\$2,300	\$30,300	\$1,900
Importance Code C		\$700		
Total	\$19,600	\$3,000	\$30,300	\$2,900



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

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

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

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

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								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	5%	Now	\$15,000	2030	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$38,400	
Ceramic Tile	5%			2034	**	5	\$900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

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%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva</i>								
Raceway								
Conduit	5%			2035	**	1		
Conduit	95%			2025	\$12,900	1		
Panelboards								
Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	
Wiring								
Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2035	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,000	2		
Egress Lighting								
Emergency, Service	60%			2030	**	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$7,800	
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								
Campus Steam	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2020	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$121,600	\$160,200
Interior Architecture	\$107,800	\$47,200
Electrical	\$307,300	\$533,300
Mechanical	\$104,500	\$915,400
Total	\$641,200	\$1,656,200
Importance Code A	\$121,600	\$160,200
Importance Code B	\$519,600	\$1,448,800
Importance Code C		\$47,200
Total	\$641,200	\$1,656,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$8,400
Interior Architecture	\$17,600			\$10,800
Electrical	\$16,800	\$10,200	\$26,700	\$10,600
Mechanical	\$7,200	\$8,900	\$54,000	\$8,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,600	\$23,000	\$84,600	\$42,700
Importance Code A			\$100	\$8,400
Importance Code B	\$45,600	\$23,000	\$84,500	\$34,300
Total	\$45,600	\$23,000	\$84,600	\$42,700



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
HELP SEC - MAIN BLDG.
Asset # : 14720

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	40%			LIFE	**	5	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Year Built 1955, Last Renovated 1985</i>								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$29,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$101,700	
Windows								
Aluminum	95%			2041	**	5	\$16,800	
Metal Louvers	5%			2034	**	10	\$5,500	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$58,600	
Roof								
Single Ply Membrane	100%			2030	**	10	\$121,600	
Interior								
Floors								
Cast in Place Concrete	8%	0-2	\$4,100	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	7%	0-2	\$13,500	2034	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$36,000	2030	**	3	\$32,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	90%			LIFE	**	5	\$47,200	
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$71,900	2030	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5	\$11,100	

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%			2025	\$20,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Amps 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 - MAIN BLDG.
Asset # : 14720

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								
Transformers								
Dry Type	100%			2023	\$15,400	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 100 Kva And 1- 75 Kva 480hv-208/120lv</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$119,300	5	\$300	
Raceway								
Conduit	95%			2025	\$91,900	1		
Conduit	5%			2035	* *	1		
Panelboards								
Fused Disc Sw	10%			2024	\$6,600	5	\$200	
Molded Case Bkrs	90%			2024	\$59,100	5	\$1,600	
Wiring								
Thermoplastic	90%			2025	\$135,200	1		
Thermoplastic	10%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$127,900	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$21,000	
Generators								
Diesel	100%			2028	* *	1	\$26,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 1- 40 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,500	
Fuel Storage								
Day Tank	50%			2033	* *	5	\$6,300	
Main Tank	50%			2040	* *	5	\$1,000	
Lighting								

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

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

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

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	50%			2030	**	10	\$31,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2030	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Cafeteria</i>								
Fluorescent	30%			2030	**	10	\$18,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2020	\$16,400	1		
Emergency, Service	10%			2030	**	1		
Exit, Service	35%			2030	**	1		
Exit, Service	5%			2025	\$1,100	1		
Exterior Lighting								
HID	100%			2020	\$251,100	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$7,600	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$43,200	

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								
Campus Steam	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	95%			2023	\$596,700	1	\$20,900	
Fan Coil Unit/Heat	5%			2020	\$49,800	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Split Unit	20%			2025	\$61,400			
Window/Wall Unit	40%			2020	\$54,700	1		
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Ext. Pkg Unit Cooling Not In Service</i>								
No Component	40%							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,000
Exhaust Fans							
Interior	80%			2025	\$58,800	2	\$1,700
Roof	20%			2025	\$10,600	2	\$400
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2023	\$198,600	1	
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)							
Electric	100%			2020	\$10,800	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : 1st Floor To 2nd Floor</i>					
		<i>Explanation : Not In Service</i>					
Fire Suppression							
Sprinkler							
Generic	100%			2035	**	1-2	\$19,100
Chemical System							
Generic	100%			2020	\$25,500	1-3	\$50,600

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Electrical			\$7,500	
Total			\$7,500	
Importance Code A				
Importance Code B			\$7,500	
Total			\$7,500	



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
HELP SEC - STORAGE BLDG.
Asset # : 14739

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								
Masonry: Brick	100%			LIFE	* *	5	\$6,200	

Windows								
Aluminum	100%			2041	* *	5		

Roof								
Not Accessible	100%							

Interior

Floors								
Not Accessible	100%							

Interior Walls								
Not Accessible	100%							

Ceilings								
Not Accessible	100%							

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								
Not Accessible	100%							

Transformers								
Not Accessible	100%							

Switchgear / Switchboard								
Not Accessible	100%							

Raceway								
Not Accessible	100%							

Panelboards								
Not Accessible	100%							

Wiring								
Not Accessible	100%							

Motor Controllers								
Not Accessible	100%							

Lighting

Interior Lighting								
Not Accessible	100%							

Egress Lighting								
Not Accessible	100%							

Exterior Lighting								
HID	100%			2020	\$7,500	10		

Alarm

Security System								
Not Accessible	100%							

Fire/Smoke Detection								
Not Accessible	100%							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Not Accessible	100%						
Conversion Equipment							
Not Accessible	100%						
Distribution							
Not Accessible	100%						
Terminal Devices							
Not Accessible	100%						
Air Conditioning							
Energy Source							
Not Accessible	100%						
Conversion Equipment							
Not Accessible	100%						
Distribution							
Not Accessible	100%						
Terminal Devices							
Not Accessible	100%						
Heat Rejection							
Not Accessible	100%						
Dehumidifier							
Not Accessible	100%						
Ventilation							
Distribution							
Not Accessible	100%						
Exhaust Fans							
Not Accessible	100%						
Plumbing							
H/C Water Piping							
Not Accessible	100%						
Water Heater							
Not Accessible	100%						
HW Heat Exchanger							
Not Accessible	100%						
Sanitary Piping							
Not Accessible	100%						
Storm Drain Piping							
Not Accessible	100%						
Sump Pump(s)							
Not Accessible	100%						
Pool Filter/Treatment							
Not Accessible	100%						
Sewage Ejector(s)							
Not Accessible	100%						
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Not Accessible	100%						

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 SEC - STORAGE BLDG.
Asset # : 14739

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Not Accessible	100%						
Escalators							
Not Accessible	100%						
Fire Suppression							
Standpipe							
Not Accessible	100%						
Sprinkler							
Not Accessible	100%						
Fire Pump							
Not Accessible	100%						
Chemical System							
Not Accessible	100%						

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : **25-Apr-2016** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Floors 1,3,4**
 Block : **3699** Lot : **1** BIN : **3083637**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$245,200	\$198,300
Interior Architecture	\$347,900	\$87,600
Electrical	\$80,600	\$1,497,900
Mechanical	\$39,700	\$375,200
Total	\$713,500	\$2,159,000
Importance Code A	\$245,200	\$216,400
Importance Code B	\$286,800	\$1,902,700
Importance Code C	\$181,500	\$40,000
Total	\$713,500	\$2,159,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,500			
Interior Architecture	\$96,500			\$11,000
Electrical	\$20,400	\$6,800	\$8,300	\$7,900
Mechanical	\$70,500	\$17,900	\$24,000	\$20,000
Total	\$221,900	\$24,700	\$32,300	\$38,900
Importance Code A	\$43,000	\$8,500	\$8,500	\$8,500
Importance Code B	\$164,500	\$16,200	\$23,800	\$30,400
Importance Code C	\$14,300			
Total	\$221,900	\$24,700	\$32,300	\$38,900



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$256,100	
	<i>Water Penetration, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$10,100	
Windows								
Aluminum	90%			2043	**	5	\$34,400	
Metal Louvers	10%	Now	\$2,200	2036	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 3rd And 4th Floor, Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Actually Safety Gates On The Exterior Of The Windows</i>							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$52,800	
Masonry: Brick	75%	0-2	\$78,700	LIFE	**	5	\$14,000	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2047	**	5	\$3,600	
Metal: Cage/Fence	5%	Now	\$3,600	2032	**	5	\$3,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Recreation Yard On Lower Roof</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Recreation Yard On Lower Roof</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$11,700	
Roof								
Asphalt Macadam	10%	Now	\$500	2027		5	\$2,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	90%			2037	**	10	\$70,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$51,400	
Ceramic Tile	10%	Now	\$44,500	2030	**	5	\$5,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Marble Panels	5%			LIFE	**	5	\$8,800	
Vinyl Tile	75%	Now	\$73,100	2032	**	3	\$33,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$77,000	2030	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$15,200	
Gypsum Board	10%	Now	\$3,900	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	10	\$2,900	
Plaster	70%	Now	\$104,500	LIFE	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$4,300	2040	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$34,200	LIFE	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$27,200	
Plaster	70%	0-2	\$48,800	LIFE	**	5	\$47,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

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	50%			2027	\$18,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2047	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	**	5	\$100	
Fused Disc Sw	50%			2027	\$59,700	5	\$200	
Molded Case Bkrs	25%			2047	**	5	\$600	
Raceway								
Conduit	25%			2047	**	1		
Conduit	75%			2027	\$72,500	1		
Panelboards								
Fused Disc Sw	10%			2026	\$8,800	5	\$200	
Fused Toggle Switch	10%	2-4	\$8,800	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	75%			2026	\$65,700	5	\$1,700	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$45,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	20%			2027	\$30,000	1		
Motor Controllers								
Locally Mounted	100%			2025	\$94,700	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,000	1	\$26,500	
Generators								
Diesel	100%			2023	\$86,100	1	\$33,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kva</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$3,200	
Fuel Storage								
Main Tank	100%			2030	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								

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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
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$4,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	45%			2022	\$622,600	10	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2032	**	10	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	30%			2032	**	1		
Emergency, Battery	20%			2027	\$22,700	10	\$4,200	
Exit, Service	30%			2027	\$8,400	1		
Exit, Service	20%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$317,800	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$87,200	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%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$85,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2037	**	4	\$4,200	
Terminal Devices								
Air Handler	45%			2027	\$204,200	1	\$24,000	
Convactor/Radiator	50%	Now	\$39,700	2032	**	1	\$12,500	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Thermostats</i>								
Fan Coil Unit/Heat	5%			2027	\$63,000	1	\$1,400	

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

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

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

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

Asset # : 1973

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$38,800	2	\$500	
Window/Wall Unit	40%			2022	\$69,200	1		
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 3rd Floor</i>						
		<i>Explanation : Third Floor Units Maintained By Others</i>						
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$76,100	
Exhaust Fans								
Interior	100%	Now	\$27,900	2032	**	2	\$2,100	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd And 4th Floors</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 3rd And 4th Floors</i>						
		<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$19,600	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>						
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
Backflow Preventer								
No Component	50%							
Generic	50%			2032	**	1	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2047	**	1-2	\$24,100	
Fire Pump								
Generic	100%			2036	**	1	\$16,100	

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$574,800	\$160,800
Interior Architecture	\$119,200	\$129,100
Electrical	\$55,000	\$39,500
Mechanical		\$196,100
Total	\$748,900	\$525,500
Importance Code A	\$574,800	\$160,800
Importance Code B	\$174,100	\$319,700
Importance Code C		\$45,000
Total	\$748,900	\$525,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$1,600		
Interior Architecture	\$34,000		\$58,200	\$9,000
Electrical	\$12,100	\$3,300	\$4,200	\$2,800
Mechanical	\$16,900	\$30,800	\$16,200	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,900	\$39,600	\$82,600	\$22,500
Importance Code A	\$3,000	\$4,700	\$3,000	\$3,000
Importance Code B	\$63,900	\$35,000	\$79,600	\$19,500
Importance Code C				
Total	\$66,900	\$39,600	\$82,600	\$22,500



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
JACKSON FAMILY RESIDENCE
Asset # : 52

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								
Glass Block	2%			LIFE	**	5	\$1,000	
Masonry: Brick	98%	0-2	\$445,500	LIFE	**	5	\$75,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$84,700	2040	**	5	\$2,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$1,600	
Metal Panel	10%			2034	**	5	\$3,100	
Metal Rail	50%			2041	**	5-10	\$73,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<hr/>								
No Component	20%							
<hr/>								
Roof								
Metal Panel	35%			2037	**	10	\$42,300	
Modified Bitumen	65%			2034	**	10	\$42,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof, 2012</i>								
<hr/>								
Interior								
Floors								
Carpet	5%			2020	\$55,900	3	\$6,700	
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
Ceramic Tile	10%	Now	\$34,000	2033	**	5	\$4,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
Vinyl Tile	80%	0-2	\$119,200	2029	**	3	\$26,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance/ Exits</i>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,700	
Glass: Single Pane	2%			LIFE	**	5	\$1,600	
Gypsum Board	70%			LIFE	**	5	\$45,000	
Masonry: Brick	3%			LIFE	**			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	75%			LIFE	**	5	\$84,100	
Plaster	15%			LIFE	**	5	\$8,400	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$300	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$100	
Molded Case Bkrs	90%			2040	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$55,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024		10	\$7,200	
Exit, Service	50%			2024		1	\$9,800	
Exterior Lighting								
HID	100%			2029	**	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2029	**	1	\$11,400	

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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
JACKSON FAMILY RESIDENCE
Asset # : 52

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

Alarm

Fire/Smoke Detection								
No Component	50%							
Generic	50%			2029	**	1-3	\$18,800	

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

Heating

Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,000	
Terminal Devices								
Air Handler	20%			2024	\$63,100	1	\$7,400	
Convector/Radiator	80%			2029	**	1	\$15,500	

Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2024	\$54,000	2	\$700	
Split Unit	15%	0-2	\$4,100	2024	\$40,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Children Day Care Center, 4 Of 4 Defective Fan Coils</i>								
Window/Wall Unit	20%			2019	\$24,100	1		
No Component	45%							
Heat Rejection								
Remote Air Cond	20%			2024	\$38,500	2	\$8,400	
No Component	80%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans								
Roof	100%			2029	**	2	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Appears To Be Well Maintained</i>								

Plumbing

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$3,500	2044	* *	1		
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Controls On Booster Pumping System</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler Generic	100%			2034	* *	1-2	\$16,800	
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 30,690 **Project Type** : HOMELESS SERVICES
Date of Survey : 05-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,p
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$57,400	\$39,700
Electrical	\$387,300	\$227,100
Mechanical		\$554,100
Total	\$444,700	\$821,000
Importance Code A	\$57,400	\$39,700
Importance Code B	\$387,300	\$781,200
Total	\$444,700	\$821,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,900	\$2,800		\$25,200
Interior Architecture	\$50,400	\$9,400	\$1,100	\$6,800
Electrical	\$900	\$1,200	\$1,200	\$51,500
Mechanical	\$15,200	\$4,800	\$5,300	\$16,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,300	\$22,200	\$11,600	\$103,600
Importance Code A	\$25,900	\$5,800	\$3,000	\$28,300
Importance Code B	\$54,700	\$12,300	\$8,600	\$75,400
Importance Code C	\$12,700	\$4,000		
Total	\$93,300	\$22,200	\$11,600	\$103,600



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

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								
Masonry: Brick	36%			LIFE	**	5	\$14,900	
Masonry: Brick	60%	Now	\$14,600	LIFE	**	5	\$24,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,700	
Stucco Cement	2%			2039	**	5	\$2,100	
Windows								
Aluminum	100%			2042	**	5	\$2,800	
Parapets								
Masonry: Brick	45%	Now	\$8,300	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
Masonry: Brick	40%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$200	
Metal Rail	5%			2039	**	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	95%			2031	**	10	\$25,200	
Skylight, Metal/Glass	5%	Now	\$57,400	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2035	**	5	\$2,300	
Quarry Tile	20%			2031	**	5	\$13,500	
Terrazzo	38%	Now	\$15,600	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2031	**	3	\$5,900	
Interior Walls								
Ceramic Tile	15%			2029	**	5	\$8,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5	\$4,900	
Plaster	60%	Now	\$12,700	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria And Rooms</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$6,800	
Gypsum Board	10%			LIFE	**	5	\$5,600	
Plaster	75%	Now	\$21,700	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amps Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$71,600	5	\$100	
Raceway								
Conduit	90%			2026	\$31,000	1		
Conduit	10%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$2,200	5		
Molded Case Bkrs	85%			2025	\$37,200	5	\$700	
Molded Case Bkrs	10%			2034	* *	5	\$100	
Wiring								
Thermoplastic	90%			2026	\$45,200	1		
Thermoplastic	10%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$73,100	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	15%			2021	\$72,600	10	\$4,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Fluorescent	65%			2021	\$314,700	10	\$18,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Apartment Unit</i>						
Fluorescent	20%			2034	* *	10	\$5,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2021	\$19,900	10	\$3,600	
Exit, Service	50%			2021	\$4,900	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$3,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *	1-3	\$5,700	

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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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

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	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground Vault In Parking Lot</i>							
	<i>Explanation : 1 5000 Gallon Tank</i>							
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$29,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Dual Fuel Sectional Steam Boiler</i>							
Distribution								
Steam Piping/Pump	100%			2026	\$205,600	4	\$2,200	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Convactor/Radiator	100%			2024	\$278,100	1	\$9,700	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Split Unit	5%	0-2	\$6,800	2036	* *			
	<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Roof, Equipment Operates Unreliably</i>							
Split Unit	10%			2034	* *			
	<i>Recent Installation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Perimeter Of Building</i>							
Window/Wall Unit	40%			2024	\$24,200	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,400	
No Component	80%							
Exhaust Fans								
Interior	5%			2026	\$1,600	2		
Roof	10%			2026	\$2,300	2	\$100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	* *	1		
Galv Iron/Steel	80%			2024	\$70,400	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Gas Fired	100%			2021	\$6,900	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.

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger Low Temp	100%			2046	* *	4	\$4,500
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
Sump Pump(s) Rigid Piping	100%			2026	\$10,800	4	\$2,500
Backflow Preventer Generic	100%			2031	* *	1	\$1,900
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-4</i>					
		<i>Explanation : 1 Unit</i>					
Fire Suppression							
Standpipe Generic	100%			2036	* *	1-5	\$15,800
Sprinkler No Component Generic	95%			2036	* *	1-2	\$400
	5%						

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 05-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical	\$78,100	
Mechanical		\$141,900
Total	\$78,100	\$141,900
Importance Code B	\$78,100	\$141,900
Total	\$78,100	\$141,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$7,500
Interior Architecture		\$700	\$1,200	\$3,500
Electrical	\$300	\$300	\$400	\$11,400
Mechanical	\$11,300	\$5,200	\$5,300	\$37,800
Total	\$11,500	\$6,200	\$6,900	\$60,200
Importance Code A	\$900	\$900	\$900	\$8,400
Importance Code B	\$10,600	\$5,400	\$4,800	\$51,800
Importance Code C			\$1,200	
Total	\$11,500	\$6,200	\$6,900	\$60,200



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
JAMAICA ASSESSMENT CENTER / ANNEX

Asset # : 4465

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								
Masonry: Brick	25%			LIFE	**	5	\$3,000	
Masonry: Brick	48%			LIFE	**	5	\$5,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
Stucco Cement	25%			2031	**	5	\$7,600	
Windows								
Aluminum	100%			2042	**	5	\$800	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$300	
Masonry: Brick	35%			LIFE	**	5	\$300	
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
Pre-Cast Concrete	2%			LIFE	**	5	\$100	
Wood Cornice	25%			2036	**	5-10	\$3,200	
Roof								
Asphalt Shingle	70%			2035	**	10	\$900	
Modified Bitumen	30%			2031	**	10	\$2,300	
Interior								
Floors								
Quarry Tile	35%			2031	**	5	\$6,900	
Terrazzo	35%			LIFE	**	5	\$3,600	
Vinyl Tile	28%			2031	**	3	\$1,400	
Wood	2%			2054	**	5	\$500	
Interior Walls								
Ceramic Tile	15%			2035	**	5	\$2,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$600	
Gypsum Board	20%			LIFE	**	5	\$1,900	
Plaster	55%			LIFE	**	5	\$2,600	
Ceilings								
Gypsum Board	20%			LIFE	**	5	\$3,300	
Plaster	80%			LIFE	**	5	\$6,600	

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%			2026	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$23,900	5	\$200	
Raceway								
Conduit	100%			2026	\$8,300	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.

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

Asset # : 4465

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								
Panelboards								
Fused Disc Sw	5%			2025	\$700	5		
Molded Case Bkrs	95%			2025	\$18,000	5	\$200	
Wiring								
Thermoplastic	100%			2026	\$10,400	1		
Motor Controllers								
Locally Mounted	100%			2024	\$18,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	15%			2021	\$21,300	10	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	40%			2021	\$56,800	10	\$3,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Unit</i>								
Fluorescent	25%			2034	* *	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Unit</i>								
Fluorescent	20%			2034	* *	10	\$1,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	40%			2021	\$4,700	10	\$900	
Emergency, Battery	10%			2034	* *	10	\$200	
Exit, Service	35%			2021	\$1,000	1		
Exit, Service	15%			2034	* *	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *	1-3	\$1,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	* *	5	\$2,700	

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

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

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

Asset # : 4465

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								
Conversion Equipment Steam Boiler	100%			2039	* *	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 #2 Oil Burning Steam Boiler</i>								
Distribution Steam Piping/Pump	100%			2026	\$60,300	4	\$700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	100%			2024	\$81,600	1	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Split Unit	10%			2026	\$4,000			
Split Unit	10%			2034	* *			
Window/Wall Unit	25%			2024	\$4,400	1		
No Component	55%							
Terminal Devices Fan Coil - Cool/Heat	10%			2026	\$7,400	1	\$300	
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2-5	\$1,000	
No Component	80%							
Exhaust Fans Interior	20%			2026	\$1,900	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater Oil Fired	100%			2024	\$2,700	1	\$300	
HW Heat Exchanger Low Temp	100%			2046	* *	4	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Boiler Has A Heat Exchanger For Domestic Hot Water Supply</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</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.

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

Asset # : 4465

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Around The Perimeter Of The Building</i>					
		<i>Explanation : Aluminium Scupper And Leaders Observed</i>					
Sump Pump(s)							
Rigid Piping	100%			2026	\$10,800	4	\$2,500
Backflow Preventer							
Generic	100%			2031	**	1	\$500
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$4,600
Sprinkler							
No Component	95%						
Generic	5%			2036	**	1-2	\$100
Chemical System							
Generic	100%			2021	\$25,500	1-3	\$55,000

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 20-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$374,900	\$218,000
Interior Architecture	\$805,400	\$261,100
Electrical		\$1,545,400
Mechanical	\$78,800	\$187,800
Total	\$1,259,100	\$2,212,300
Importance Code A	\$374,900	\$405,800
Importance Code B	\$709,600	\$1,733,800
Importance Code C	\$174,700	\$72,700
Total	\$1,259,100	\$2,212,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,300		\$31,600	
Interior Architecture	\$5,900			\$3,700
Electrical	\$400	\$500	\$700	\$1,600
Mechanical	\$11,400	\$12,000	\$45,600	\$10,700
Total	\$32,000	\$12,600	\$78,000	\$15,900
Importance Code A	\$18,500	\$4,200	\$36,000	\$4,200
Importance Code B	\$13,500	\$8,300	\$42,000	\$11,700
Importance Code C				
Total	\$32,000	\$12,600	\$78,000	\$15,900



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

Asset # : 3010

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	5%			LIFE	**	5	\$58,100	
Masonry: Brick	45%			LIFE	**	5	\$66,900	
Stucco Cement	50%			2038	**	5	\$186,000	
Windows								
Aluminum	90%	Now	\$233,900	2041	**	5	\$14,300	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%			2033	**	5	\$19,800	
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$6,200	
Stucco Cement	35%			2038	**	5	\$8,700	
Roof								
Modified Bitumen	95%			2030	**	10	\$31,600	
Skylight, Metal/Glass	5%	Now	\$48,000	2035	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 8 Units Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$132,900	2034	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	0-2	\$48,600	2030	**	3	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	45%	0-2	\$339,300	2040	**	5	\$49,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	25%	0-2	\$125,600	2034	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	65%	Now	\$49,100	LIFE	**	5	\$72,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	5%			LIFE	**			
Plaster	5%			LIFE	**	5	\$2,800	

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

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

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

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

Asset # : 3010

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								
Gypsum Board	95%	Now	\$109,800	LIFE	**	5	\$139,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$3,700	
Electrical								
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%			2045	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Services Rated @ 800 Amps And 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$400	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$200	
Molded Case Bkrs	90%			2041	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$300	
Locally Mounted	50%			2023	\$82,200	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$548,900	10	\$31,400	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	60%			2025	\$823,400	2	\$1,100	
Egress Lighting								
Exit, Service	50%			2025	\$13,900	1		
Exit, Battery	50%			2025	\$47,700	10	\$2,900	
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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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

Alarm

Fire/Smoke Detection							
No Component	95%						
Generic, Analog	5%			2025	\$43,200	1-3	\$2,600

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%			2035	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2023	\$187,800	1	\$42,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 1 Unit With 4 Sections</i>							
Distribution							
Hot Wtr Piping/Pump	100%			2033	**	4	\$4,200
Terminal Devices							
Convactor/Radiator	100%	Now	\$78,800	2030	**	1	\$24,800
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>							
<i>Location : Throughout</i>							

Air Conditioning

Energy Source							
Electricity	100%			2033	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2020	\$17,200	1	
No Component	90%						

Ventilation

Distribution							
Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500
No Component	80%						
Exhaust Fans							
Roof	20%	0-2	\$700	2025	\$13,300	2	\$400
<i>Broken, Extent : Light, Area Affected : 10%</i>							
<i>Location : Throughout</i>							
No Component	80%						

Plumbing

H/C Water Piping							
Brass/Copper	20%			2035	**	1	
Galv Iron/Steel	80%			2030	**	1	
Water Heater							
Gas Fired	100%			2020	\$19,400	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : With Heat Exchanger To Make Hot Water</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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)

Asset # : 3010

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	
Plumbing								
HW Heat Exchanger Low Temp	100%			2035	* *	4	\$12,700	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	Now	\$5,800	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s) Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler No Component	75%							
Generic	25%			2035	* *	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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 16-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 458 **Lot** : 4 **BIN** : 1079828

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$322,200	
Electrical		\$705,700
Mechanical		\$252,000
Total	\$322,200	\$957,800
Importance Code B	\$322,200	\$957,800
Total	\$322,200	\$957,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$19,900	\$1,000
Interior Architecture		\$3,400	\$5,700	\$4,900
Electrical	\$14,700	\$3,600	\$5,200	\$3,200
Mechanical	\$3,000	\$3,900	\$12,500	\$4,500
Total	\$17,700	\$10,900	\$43,300	\$13,500
Importance Code A	\$1,200	\$1,200	\$21,100	\$2,100
Importance Code B	\$16,600	\$7,500	\$22,200	\$11,400
Importance Code C		\$2,200		
Total	\$17,700	\$10,900	\$43,300	\$13,500



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
KENTON HALL / FORMER KENTON HOTEL

Asset # : 4440

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			
Masonry: Brick	57%			LIFE	**	5	\$33,000	
Masonry: Brick Cavity	10%			LIFE	**	5	\$5,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Laundry Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal Panel	5%			2035	**	5-10	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Metal Cornice</i>								
Stucco Cement	20%			2030	**	5	\$29,000	
Windows								
Aluminum	100%			2047	**	5	\$4,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2042	**	5-10	\$25,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Modified Bitumen	98%			2033	**	10	\$14,300	
Skylight, Metal/Glass	2%			2051	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	5%			2034	**	5	\$2,300	
Vinyl Tile	85%	2-4	\$322,200	2035	**	3	\$14,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	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	25%			2030	**	5	\$11,400	
Gypsum Board	10%			LIFE	**	5	\$5,700	
Metal Panel	50%			LIFE	**	5	\$28,500	
Plaster	15%			LIFE	**	5	\$4,300	

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

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%			2035	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	80%			2035	**	1		
Conduit	20%			2025	\$6,900	1		
Panelboards								
Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	95%			2033	**	5	\$600	
Wiring								
Thermoplastic	80%			2035	**	1		
Thermoplastic	20%			2025	\$10,100	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$7,200	
Generators								
Diesel	100%			2028	**	1	\$9,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2040	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$374,100	10	\$21,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							

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**DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL**

Asset # : 4440

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

Egress Lighting								
Emergency, Battery	50%			2025	\$15,300	10	\$2,800	
Exit, Service	30%			2025	\$2,300	1		
Exit, Service	20%			2020	\$1,500	1		

Exterior Lighting								
HID	100%			2025	\$85,900	10	\$100	

Alarm

Security System								
No Component	70%							
Generic	30%			2025	\$20,700	1	\$2,600	

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

Location : Hallways And Lobby

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection								
Generic, Digital	100%			2025	\$235,700	1-3	\$14,400	

Other Observation, Extent : Moderate, 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		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%			2035	**	1		

Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$11,500	

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

Location : Basement Boiler Room

Explanation : 3 Units

Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,100	

Terminal Devices								
Convactor/Radiator	90%			2023	\$193,400	1	\$6,800	
Fan Coil Unit/Heat	10%			2030	**	1	\$800	

Air Conditioning

Energy Source								
Electricity	100%			2033	**	1		

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DEPT. OF HOMELESS SERVICES - 071
KENTON HALL / FORMER KENTON HOTEL

Asset # : 4440

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	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$58,600	2	\$300	
Reciprocating Compr/Chiller	10%			2025	\$7,700	1	\$1,100	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor Roof</i>							
	<i>Explanation : One Split A/C Unit</i>							
Window/Wall Unit	5%			2020	\$2,300	1		
No Component	65%							
Terminal Devices								
Fan Coil - Cooling	10%			2025	\$6,100	1	\$800	
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2025	\$4,800	2	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : 1 Exterior Unit</i>							
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	90%			2025	\$22,600	2	\$600	
Roof	10%			2025	\$1,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2035	**	1		
Galv Iron/Steel	70%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$5,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$6,500	
Fire Pump								
Generic	100%			2034	**	1	\$4,400	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,779,300	\$343,200
Interior Architecture	\$1,099,400	\$625,800
Electrical		\$4,081,400
Mechanical		\$4,026,100
Total	\$2,878,700	\$9,076,600
Importance Code A	\$1,779,300	\$381,600
Importance Code B	\$899,900	\$8,637,400
Importance Code C	\$199,500	\$57,500
Total	\$2,878,700	\$9,076,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,200	\$21,000		
Interior Architecture	\$111,200			\$13,700
Electrical	\$34,500	\$11,000	\$13,800	\$12,900
Mechanical	\$34,900	\$27,700	\$23,400	\$24,200
Total	\$212,800	\$59,800	\$37,300	\$50,800
Importance Code A	\$46,100	\$34,900	\$13,900	\$13,900
Importance Code B	\$127,800	\$24,900	\$23,400	\$36,900
Importance Code C	\$38,900			
Total	\$212,800	\$59,800	\$37,300	\$50,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$309,800	
Masonry: Brick	70%	Now	\$204,500	LIFE	**	5	\$138,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$5,900	
Masonry: Limestone	13%	Now	\$275,000	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$68,200	
Windows								
Aluminum	55%	Now	\$919,100	2052	**	5	\$11,200	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2049	**	5	\$16,300	
Metal Clad	5%	Now	\$103,600	2052	**	5	\$6,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$51,500	
Masonry: Brick	50%			LIFE	**	5-10	\$62,000	
Masonry: Brick	30%			LIFE	**	5-10	\$37,200	
Metal Rail	10%			2044	**	5-10	\$32,800	
Roof								
Built-Up (BUR)	40%	Now	\$7,800	2032	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2042	**	10	\$10,800	
Modified Bitumen	40%			2032	**	10	\$34,700	
Slate	15%	0-2	\$21,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

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	10%	Now	\$41,900	LIFE	**	5	\$45,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%	0-2	\$39,100	2030	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$72,300	2040	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%	0-2	\$23,400	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	23%			2027		3	\$23,700	
Vinyl Tile 9" X 9"	30%	Now	\$199,800	2032	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$58,000	
Wood	5%	Now	\$332,400	2067	**	5	\$9,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$94,000	2030	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	55%			LIFE	**	5-10	\$163,000	
Masonry: Brick	5%			LIFE	**	10	\$2,600	
Marble Panels	5%			LIFE	**	10	\$3,500	
Plaster	20%			LIFE	**	5-10	\$29,600	
Plaster	5%	Now	\$13,700	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Auditorium</i>								

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

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

AcousTile,Adhered	10%			2032	**	5	\$20,600
AcousTileSusp.Lay-In	5%			2032	**	5	\$10,300
Exposed Concrete	5%			LIFE	**	5-10	\$12,900
Gypsum Board	25%			LIFE	**	5-10	\$177,300
Masonry:Vault Struct	5%			LIFE	**	10	\$5,200
Plaster	45%			LIFE	**	5-10	\$159,600
Plaster	5%	Now	\$26,500	LIFE	**	5	\$6,400

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		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%			2027	\$38,400	5	\$600
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$143,200	5	\$600
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Raceway

Conduit	100%			2027	\$148,400	1	
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Panelboards

Fused Disc Sw	10%			2026	\$11,700	5	\$300
Molded Case Bkrs	90%			2026	\$105,100	5	\$3,300

Wiring

Thermoplastic	100%			2027	\$233,800	1	
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Motor Controllers

Locally Mounted	100%			2025	\$255,700	5	\$900
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$4,100
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Stand-by Power

Transfer Switches

Automatic	100%			2025	\$22,000	1	\$43,100
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Generators

Diesel	100%			2023	\$172,300	1	\$54,200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : One 120 Kw

Batteries

Lead/Acid	100%			2018	\$1,500	5	\$5,200
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DEPT. OF HOMELESS SERVICES - 071
LIFE FAMILY CENTER
Asset # : 1954

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2030	**	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$2,247,600	10	\$128,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$92,200	10	\$16,900	
Exit, Service	50%			2022	\$22,800	1		
Exterior Lighting								
HID	100%			2022	\$516,300	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$5,200	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$8,600	
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%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$138,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2027	\$954,600	4	\$10,400	
Terminal Devices								
Convactor/Radiator	95%			2025	\$1,226,800	1	\$43,000	
Unit Heater-Stm/HW	5%			2022	\$44,200	4	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$28,100	1		
No Component	90%							
Ventilation								

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	5%			LIFE	**	2-5	\$6,200
No Component	95%						
Exhaust Fans							
Roof	5%			2032	**	2	\$200
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	50%			2037	**	1	
Galv Iron/Steel	50%	0-2	\$10,200	2025	\$204,200	1	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
<i>Location : Basement</i>							
Water Heater							
Gas Fired	100%			2026	\$31,800	2	\$2,000
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2032	**	4	\$1,600
Backflow Preventer							
Generic	100%			2027	\$13,300	1	\$8,600
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2027	\$1,596,300	1-2	\$39,200

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$253,600
Mechanical		\$167,400
Total		\$421,000
Importance Code B		\$421,000
Total		\$421,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$51,800	\$500		
Interior Architecture	\$89,900		\$2,500	
Electrical	\$3,100	\$400	\$600	\$600
Mechanical	\$8,800	\$3,900	\$4,300	\$3,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$157,500	\$8,700	\$11,300	\$8,000
Importance Code A	\$53,600	\$2,200	\$1,800	\$1,700
Importance Code B	\$52,200	\$6,600	\$9,500	\$6,300
Importance Code C	\$51,700			
Total	\$157,500	\$8,700	\$11,300	\$8,000



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.

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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	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$54,900	
	<i>Graffiti, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Along Riverdale Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Windows								
Aluminum	100%	0-2	\$19,100	2043	**	5	\$2,300	
	<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%	4+	\$3,400	LIFE	**	5	\$1,200	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Interior Face</i>							
Masonry: Limestone	5%			LIFE	**	5-10	\$800	
Metal Rail	5%			2044	**	5-10	\$1,200	
Roof								
Modified Bitumen	98%			2032	**	10	\$19,400	
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$11,900	
Ceramic Tile	5%	0-2	\$2,600	2030	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%			2032	**	5	\$2,000	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile	75%			2032	**	3	\$7,600	
	<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridor(s)</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
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	
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$5,800	2036	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	0-2	\$2,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	10	\$1,300	
Marble Panels	5%	0-2	\$16,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	75%	0-2	\$25,400	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2032	**	5	\$8,100	
Embossed Metal	5%	0-2	\$2,300	LIFE	**	5	\$600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5-10	\$14,000	
Plaster	50%	0-2	\$17,400	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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%			2027	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$71,600	5	\$600	
Raceway								
Conduit	90%			2027	\$31,000	1		
Conduit	10%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$2,900	5	\$100	
Molded Case Bkrs	20%			2043	**	5	\$100	
Molded Case Bkrs	70%			2026	\$20,400	5	\$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.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	10%			2047	**	1		
Thermoplastic	90%			2027	\$45,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$54,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
LED	100%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2022	\$12,000	10	\$2,200	
Exit, Service	50%			2022	\$3,000	1		
Exterior Lighting								
HID	100%			2022	\$81,900	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$2,700	

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								
Electricity	5%			2057	**	1		
Natural Gas	95%			2047	**	1		
Conversion Equipment								
Radiant Heater	5%			2032	**	2	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Multiple Units</i>					
Steam Boiler	95%			2040	**	1	\$17,100	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Steam Piping/Pump	100%			2037	**	4	\$900	
Terminal Devices								
Convactor/Radiator	100%			2025	\$167,400	1	\$5,900	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2043	* *	1	
Conversion Equipment							
Exterior Pkg Unit - Cooling	5%			2032	* *	2	\$100
Window/Wall Unit	30%			2025	\$10,900	1	
No Component	65%						
Terminal Devices							
Fan Coil - Cooling	5%			2032	* *	1	\$300
No Component	95%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,000
Exhaust Fans							
Roof	100%			2032	* *	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	* *	1	
HW Heat Exchanger							
Low Temp	100%			2047	* *	4	\$2,700
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	* *		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : B - 2</i>					
		<i>Explanation : One Unit</i>					
Fire Suppression							
Sprinkler							
Generic	100%			2047	* *	1-2	\$5,100
		<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 21-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$266,400	\$82,200
Interior Architecture		\$716,500
Electrical	\$35,600	\$1,636,900
Mechanical	\$89,700	
Total	\$391,800	\$2,435,600
Importance Code A	\$266,400	\$82,200
Importance Code B	\$125,400	\$2,353,400
Total	\$391,800	\$2,435,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$18,200	\$3,100	
Interior Architecture	\$12,500			\$10,200
Electrical	\$8,900	\$19,100	\$5,800	\$6,200
Mechanical	\$22,700	\$15,000	\$16,700	\$9,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$54,000	\$62,100	\$35,400	\$35,400
Importance Code A	\$2,800	\$21,500	\$6,200	\$3,200
Importance Code B	\$51,200	\$40,600	\$29,200	\$32,200
Importance Code C				
Total	\$54,000	\$62,100	\$35,400	\$35,400



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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
MOUNT EDEN AVENUE SRO
Asset # : 50

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								
Masonry: Brick	90%			LIFE	**	5	\$82,200	
Window Wall	10%			2044	**	5	\$34,300	
Windows								
Aluminum	100%			2040	**	5	\$6,100	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,200	
Metal Panel	10%			2044	**	5	\$2,200	
Roof								
Modified Bitumen	100%	Now	\$266,400	2034	**			
<i>Alligating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,900	
Ceramic Tile	5%			2033	**	5	\$4,800	
Vinyl Tile	85%			2024	\$674,700	3	\$40,600	
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$13,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$8,600	
Masonry: Brick	60%			LIFE	**			
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$9,700	
Gypsum Board	35%			LIFE	**	5	\$41,800	

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%			2034	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,700	

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
MOUNT EDEN AVENUE SRO
Asset # : 50

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	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : At Water Main</i>						
		<i>Explanation : Corrosion</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$20,000	
Generators								
Diesel	100%			2027	\$86,100	1	\$25,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 125 Kva D M T Genset</i>						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,400	
Fuel Storage								
Day Tank	100%			2032	* *	5	\$11,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$974,000	10	\$55,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2024	\$51,300	2	\$100	
Egress Lighting								
Exit, Service	50%			2019	\$10,400	1		
Exit, Battery	50%			2019	\$35,600	10	\$2,200	
Exterior Lighting								
HID	100%			2024	\$239,700	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$500	
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic	35%			2024	\$230,100	1-3	\$14,400	

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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
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,800	2029	**	1	\$28,400	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Gas Assembly Is Needed For Boiler #1</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%	0-2	\$4,300	2032	**	2	\$900	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 4 Units On Roof</i>					
Window/Wall Unit	70%			2019	\$89,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,600	
Exhaust Fans								
Roof	100%			2029	**	2	\$2,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,700	2037	**	1		
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Booster Pump</i>					
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$9,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Heat Exchanger Built Into Boiler</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$2,700	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor Hallways</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,600	

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
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
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$3,900	
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : B-5</i>						
		<i>Explanation : 2 Units - Operation Control Panel Malfunctioning</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$17,900	
Chemical System								
Wet	10%			2022	\$2,800	1-3	\$5,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen Hood</i>						
		<i>Explanation : Ansul 102</i>						
No Component	70%							
Generic	20%			2019	\$5,100	1-3	\$10,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$95,400	\$197,700
Interior Architecture	\$483,200	\$568,900
Electrical		\$2,601,500
Mechanical		\$65,300
Total	\$578,600	\$3,433,300
Importance Code A	\$95,400	\$197,700
Importance Code B	\$291,000	\$3,128,600
Importance Code C	\$192,200	\$107,000
Total	\$578,600	\$3,433,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$17,900
Interior Architecture	\$37,400	\$3,900		
Electrical	\$7,000	\$7,400	\$6,600	\$7,200
Mechanical	\$16,800	\$20,800	\$35,300	\$19,000
Total	\$61,200	\$32,000	\$41,900	\$44,100
Importance Code A	\$10,300	\$10,300	\$10,500	\$28,100
Importance Code B	\$50,900	\$21,800	\$31,400	\$15,900
Importance Code C				
Total	\$61,200	\$32,000	\$41,900	\$44,100



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
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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								
Masonry: Brick	95%			LIFE	**	5	\$151,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Windows								
Aluminum	95%			2041	**	5	\$35,700	
Metal Clad	5%	2-4	\$95,400	2050	**	5	\$5,900	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%			LIFE	**	5	\$10,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$700	
Roof								
Modified Bitumen	95%			2035	**	10	\$46,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2055	**	10	\$8,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4 Units Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	20%	Now	\$117,600	2034	**	5	\$15,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	15%			2038	**	5	\$35,000	
Vinyl Tile	20%			2025	\$258,000	3	\$11,700	
Wood	40%			2040	**	5	\$116,500	
Interior Walls								
Ceramic Tile	10%	0-2	\$192,200	2034	**	5	\$17,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$14,300	
Gypsum Board	50%			LIFE	**	5	\$107,000	
Masonry: Fieldstone	10%			LIFE	**			
Plaster	20%			LIFE	**	5	\$21,400	

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

Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%	Now	\$115,100	LIFE	**	5	\$145,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$19,900	LIFE	**	5	\$19,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
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%			2045	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$400	
<hr/>								
Raceway								
Conduit	100%			2045	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	70%			2041	**	5	\$1,900	
Molded Case Bkrs	30%			2033	**	5	\$800	
<hr/>								
Wiring								
Thermoplastic	100%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$1,583,100	10	\$90,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12, Cfl</i>								
Incandescent	5%			2025	\$83,300	2	\$100	

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

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

*** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	50%			2025	\$24,900	1		
Exit, Service	50%			2025	\$16,900	1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	
Alarm								
Security System								
No Component	30%							
Generic	70%			2025	\$214,700	1	\$27,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : C C T V Surveillance System</i>						
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2025	\$629,900	1-3	\$38,400	
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%			2035	**	1		
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$102,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2035	**	4	\$7,700	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$33,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2023	\$65,300	2	\$300	
Window/Wall Unit	5%			2020	\$10,400	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,900	
Exhaust Fans								
Roof	100%			2030	**	2	\$3,200	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	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**

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	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Backflow Preventer Generic	100%			2030	* *	1	\$6,400	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2035	* *	1-2	\$29,100	

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 13-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$57,700
Interior Architecture	\$64,100	\$128,200
Electrical		\$1,148,700
Mechanical	\$49,700	\$43,500
Total	\$113,800	\$1,378,000
Importance Code A		\$57,700
Importance Code B	\$113,800	\$1,320,300
Total	\$113,800	\$1,378,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$10,400		\$1,800	\$1,900
Interior Architecture	\$27,900	\$1,900	\$29,600	\$202,100
Electrical	\$1,800	\$2,200	\$2,100	\$2,200
Mechanical	\$10,300	\$12,200	\$52,800	\$12,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$62,300	\$28,200	\$98,100	\$230,100
Importance Code A	\$14,500	\$4,100	\$5,900	\$6,000
Importance Code B	\$44,900	\$24,100	\$90,300	\$224,100
Importance Code C	\$2,900		\$1,800	
Total	\$62,300	\$28,200	\$98,100	\$230,100



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
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	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$57,700	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$2,300	
Windows								
Aluminum	95%			2041	**	5	\$3,900	
Steel	5%	0-2	\$10,400	2050	**	5	\$1,300	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	85%			LIFE	**	5	\$2,700	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2030	**	5-10	\$2,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	95%			2035	**	10	\$24,600	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$4,300	
Interior								
Floors								
Carpet	25%			2021	\$192,500	3	\$30,900	
Cast in Place Concrete	10%			LIFE	**	5	\$13,500	
Ceramic Tile	10%			2040	**	5	\$6,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%	Now	\$17,300	2038	**	5	\$2,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Kitchen</i>							
Vinyl Tile	25%	Now	\$64,100	2030	**	3	\$5,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Elevator Lobbies And Corridors</i>							
	<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors</i>							
Vinyl Tile	25%			2025	\$128,200	3	\$5,800	

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
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	
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$3,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	
Gypsum Board	55%			LIFE	**	5	\$24,400	
Plaster	25%			LIFE	**	5	\$5,500	
Plaster	5%	Now	\$2,900	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Computer Server Room</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2030	**	5	\$49,400	
Gypsum Board	20%			LIFE	**	5	\$15,400	
Electrical								
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%			2045	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$100	
Molded Case Bkrs	50%			2045	**	5	\$600	
Raceway								
Conduit	80%			2045	**	1		
Conduit	20%			2025	\$10,000	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	90%			2041	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
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
NEW PROVIDENCE
Asset # : 4442

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	98%			2025	\$649,200	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 And T-12 Lamps</i>								
Incandescent	2%			2025	\$13,300	2		
Egress Lighting								
Emergency, Service	50%			2025	\$9,900	1		
Exit, Service	50%			2025	\$6,700	1		
Exterior Lighting								
HID	100%			2025	\$154,900	10	\$100	
Alarm								
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2025	\$297,400	1-3	\$18,100	
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%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$40,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$3,100	
Terminal Devices								
Air Handler	20%			2025	\$43,500	1	\$5,100	
Convactor/Radiator	80%			2030	* *	1	\$10,700	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2020	\$49,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,000	
Exhaust Fans								
Roof	100%			2025	\$32,000	2	\$1,300	
Plumbing								

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

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

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

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

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
Plumbing							
H/C Water Piping							
Brass/Copper	90%			2035	* *	1	
Galv Iron/Steel	10%			2030	* *	1	
Water Heater							
Gas Fired	100%			2020	\$9,400	2	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	90%			LIFE	* *	1	
Plastic/PVC	10%			2038	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2025	\$10,800	4	\$1,600
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-6</i>					
		<i>Explanation : 2 Units, 1 Unit Not In Service</i>					
Fire Suppression							
Sprinkler							
Generic	100%			2035	* *	1-2	\$11,600
Chemical System							
Generic	100%			2020	\$25,500	1-3	\$50,600

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.

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$6,427,600	\$1,382,300
Interior Architecture	\$5,977,400	\$504,400
Electrical	\$864,100	\$3,077,000
Mechanical	\$427,400	\$656,500
Total	\$13,696,600	\$5,620,100
Importance Code A	\$6,540,500	\$1,439,900
Importance Code B	\$6,209,900	\$4,091,100
Importance Code C	\$946,100	\$89,200
Total	\$13,696,600	\$5,620,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,600			
Interior Architecture	\$64,600			\$12,800
Electrical	\$19,900	\$17,800	\$22,000	\$21,200
Mechanical	\$86,900	\$62,100	\$79,500	\$50,800
Total	\$175,000	\$79,900	\$101,500	\$84,700
Importance Code A	\$3,600	\$22,500	\$22,500	\$22,500
Importance Code B	\$139,100	\$57,300	\$79,000	\$62,200
Importance Code C	\$32,400			
Total	\$175,000	\$79,900	\$101,500	\$84,700



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
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	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$502,600	LIFE	**	5	\$142,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$2,891,900	LIFE	**	5	\$327,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	5%	Now	\$76,400	LIFE	**	5	\$13,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$380,700	2043	**	5	\$11,600	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$3,600	2036	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	2%	Now	\$46,600	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$47,400	2047	**	5	\$4,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$1,430,700	LIFE	**	5	\$84,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$63,000	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	Now	\$63,600	2037	**	5	\$5,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</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
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	
Exterior								
Roof								
Asphalt Shingle	50%	Now	\$279,500	2030	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	Now	\$96,300	2032	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$248,600	2027	\$828,600			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	3%			2032	**	10	\$12,500	
Skylight, Metal/Glass	5%	Now	\$300,300	2037	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$86,500	LIFE	**	5	\$372,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	0-2	\$32,200	2030	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$848,600	2037	**	3	\$38,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$438,900	2055	**	5	\$31,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</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
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								
Interior Walls								
Ceramic Tile	10%	Now	\$143,500	2030	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%	0-2	\$86,600	LIFE	**	5	\$16,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$32,400	LIFE	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$304,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$375,600	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$36,200	LIFE	**	5	\$53,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	40%	Now	\$2,802,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$417,800	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$436,700	LIFE	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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.

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2027	\$19,200	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$38,400	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	25%			2027	\$19,200	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2027	\$250,600	5	\$700	
Molded Case Bkrs	25%			2027	\$83,500	5	\$1,500	
Raceway								
Conduit	100%			2027	\$381,000	1		
Panelboards								
Fused Disc Sw	10%			2026	\$35,000	5	\$500	
Molded Case Bkrs	90%			2026	\$315,300	5	\$5,400	
Wiring								
Braided Cloth	60%	2-4	\$352,200	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2027	\$234,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$166,700	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$65,900	1	\$69,500	
Generators								
Diesel	100%	Now	\$511,900	2042	**	1	\$78,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$8,400	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Main Tank	100%			2030	**	5	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$177,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2022	\$54,400	10	\$700	
Incandescent	5%			2022	\$182,700	2	\$300	
Egress Lighting								
Emergency, Service	10%			2022	\$10,900	1		
Emergency, Service	50%			2035	**	1		
Exit, Service	30%			2022	\$22,200	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2022	\$832,700	10	\$700	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$8,400	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$228,400	1-3	\$14,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2037	**	5	\$28,200	
Natural Gas	60%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$112,900	2032	**	1	\$202,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$72,000	2037	**	4	\$11,200	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</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
PAMOJA HOUSE
Asset # : 1975

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								
Terminal Devices								
Air Handler	40%	Now	\$47,900	2027	\$479,400	1	\$50,700	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Convactor/Radiator	60%	Now	\$89,900	2032	**	1	\$39,700	
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2037	**	2	\$2,100	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : To Serve The Kitchen Area</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Under Construction</i>							
No Component	85%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$55,500	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$200,900	
Exhaust Fans								
Interior	60%	Now	\$1,000	2027	\$5,200	2	\$3,300	
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout, Bathrooms</i>							
Roof	40%			2027	\$18,900	2	\$2,800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$33,200	2032	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Gas Fired	40%			2027	\$20,700	2	\$1,300	
Gas Fired	60%			2026	\$31,000	2	\$2,000	
HW Heat Exchanger								
Low Temp	100%			2027	\$69,000	4	\$33,800	
Sanitary Piping								
Cast Iron	100%	Now	\$48,300	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Basement</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

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	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,800	2037	* *	4	\$1,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	\$114,800	
<hr/>								
Sprinkler								
Generic	100%			2047	* *	1-2	\$63,800	
<hr/>								
Fire Pump								
Generic	100%			2030	* *	1	\$42,500	
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 02-Jun-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1102 **Lot** : 12 **BIN** : 3026581

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,101,900	\$372,600
Interior Architecture	\$137,900	\$645,200
Electrical	\$249,700	\$318,300
Mechanical		\$1,277,400
Total	\$1,489,500	\$2,613,500
Importance Code A	\$1,101,900	\$372,600
Importance Code B	\$387,600	\$2,240,900
Total	\$1,489,500	\$2,613,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$23,100			\$38,800
Interior Architecture	\$13,100	\$5,900	\$15,200	
Electrical	\$15,900	\$4,800	\$4,100	\$4,500
Mechanical	\$94,400	\$52,500	\$68,200	\$52,500
Total	\$146,600	\$63,200	\$87,500	\$95,800
Importance Code A	\$43,200	\$20,100	\$20,100	\$59,000
Importance Code B	\$103,400	\$37,200	\$67,400	\$36,800
Importance Code C		\$5,900		
Total	\$146,600	\$63,200	\$87,500	\$95,800



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
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	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$291,700	
Masonry: Brick	3%			LIFE	**	5	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Wall Facing Roof</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Sandstone	7%			LIFE	**	5	\$17,000	
Windows								
Aluminum	100%	Now	\$97,800	2042	**	5	\$10,900	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	10%			2061	**	5	\$40,500	
Masonry: Brick	85%	Now	\$439,600	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$218,200	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$53,300	2054	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%	Now	\$23,100	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$293,100	2046	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$15,200	
Vinyl Tile	20%			2026	**	3	\$22,800	
Wood	20%			2029	**	5	\$113,900	
Not Accessible	55%							
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$11,900	
Gypsum Board	10%			LIFE	**	5	\$14,200	
Plaster	10%			LIFE	**	5	\$7,100	
Not Accessible	75%							

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

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

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

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

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	5%	Now	\$13,100	2031	**	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Embossed Metal	1%			LIFE	**	5	\$1,400	
Plaster	19%	Now	\$81,000	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	75%							
Electrical								
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%			2026	\$1,000	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400a And One 200a Main Disconnect Switch</i>								
Not Accessible	75%							
Switchgear / Switchboard								
Molded Case Bkrs	25%			2026	\$91,400	5	\$1,300	
Not Accessible	75%							
Raceway								
Conduit	25%			2026	\$104,300	1		
Not Accessible	75%							
Panelboards								
Fused Disc Sw	5%			2025	\$19,200	5	\$200	
Molded Case Bkrs	15%			2025	\$57,500	5	\$800	
Molded Case Bkrs	5%			2034	**	5	\$300	
Not Accessible	75%							
Wiring								
Braided Cloth	20%	2-4	\$2,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2036	**	1		
Not Accessible	75%							
Motor Controllers								
Locally Mounted	25%			2024	\$3,100	5	\$300	
Not Accessible	75%							
Ground								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded</i>								

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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
Lighting								
Interior Lighting								
Fluorescent	2%			2031	**	10	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lobby</i>							
	<i>Explanation : Compact Fl</i>							
Fluorescent	23%			2031	**	10	\$42,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Not Accessible	75%							
Egress Lighting								
Emergency, Service	15%			2031	**	1		
Exit, Service	10%			2031	**	1		
Not Accessible	75%							
Exterior Lighting								
HID	25%			2021	\$203,200	10	\$200	
No Component	75%							
Alarm								
Security System								
No Component	90%							
Generic	10%			2026	\$65,100	1	\$7,500	
Fire/Smoke Detection								
Not Accessible	75%							
Generic, Digital	25%			2031	**	1-3	\$31,000	

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%			2046	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Buried Under Sidewalk On 15th Street</i>							
	<i>Explanation : 1 4000 Gallon Tank</i>							
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$201,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Dual Fuel Steam Boilers</i>							
Distribution								
Steam Piping/Pump	25%			2026	\$175,600	4	\$3,800	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The D H S Section Of The Building</i>							
Steam Piping/Pump	75%			2046	**	4	\$11,300	

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

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	Priority
Heating								
Terminal Devices								
Air Handler	70%			2031	**	1	\$87,800	
Convactor/Radiator	30%			2024	\$877,300	1	\$19,700	
	<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout The D H S Section Of The Building</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2031	**	1	\$65,900	
Window/Wall Unit	30%			2024	\$133,800	1		
Distribution								
Chilled Wtr Pipe/Pump	70%			2046	**	4	\$10,500	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	**	1	\$87,800	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$90,500	
No Component	20%							
Exhaust Fans								
Roof	50%			2031	**	2	\$3,100	
Wall Unit	50%			2031	**	2	\$3,100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$50,500	2	\$3,000	
Sanitary Piping								
Cast Iron	70%			LIFE	**	1		
Cast Iron	30%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The D H S Section Of The Building</i>							
Storm Drain Piping								
Cast Iron	100%	0-2	\$30,300	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Scuppers And Leaders On The North And South Sides Of The Building</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Around The Perimeter Of The Building</i>							
	<i>Explanation : Aluminium Scuppers And Leaders Observed</i>							
Backflow Preventer								
Generic	100%			2031	**	1	\$12,400	

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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
PARK SLOPE ARMORY
Asset # : 4453

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)		
Plumbing	Fixtures								
	Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
			<i>Location : Throughout</i>						
Fire Suppression	Sprinkler								
	Generic	30%			2036	**	1-2	\$17,100	
	Generic	70%			2052	**	1-2	\$39,800	

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$648,200	\$228,500
Interior Architecture	\$528,200	\$881,200
Electrical	\$54,700	\$292,300
Mechanical	\$66,500	\$304,900
Total	\$1,297,600	\$1,706,900
Importance Code A	\$648,200	\$228,500
Importance Code B	\$407,000	\$1,478,400
Importance Code C	\$242,400	
Total	\$1,297,600	\$1,706,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$6,500		
Interior Architecture	\$14,300			\$11,800
Electrical	\$1,500	\$1,800	\$2,900	\$1,500
Mechanical	\$9,900	\$6,700	\$17,900	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$29,600	\$18,900	\$24,700	\$23,900
Importance Code A	\$2,900	\$10,000	\$3,300	\$3,300
Importance Code B	\$26,700	\$9,000	\$21,400	\$20,600
Importance Code C				
Total	\$29,600	\$18,900	\$24,700	\$23,900



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

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

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

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

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								
Masonry: Brick	97%	0-2	\$243,700	LIFE	**	5	\$82,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
Window Wall	3%			2044	**	5	\$9,600	
Windows								
Aluminum	100%	0-2	\$93,600	2040	**	5	\$2,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2044	**	5	\$3,500	
Metal Rail	90%			2037	**	5-10	\$145,800	
Roof								
Metal Panel	25%			2037	**	10	\$33,400	
Modified Bitumen	75%	Now	\$310,800	2034	**			1
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facade Over Room 330 And 340</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$5,000	
Vinyl Tile	95%			2024		3	\$47,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,700	
Glass: Single Pane	3%			LIFE	**	5	\$2,700	
Plaster	87%	Now	\$242,400	LIFE	**	5	\$30,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								

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

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								
Gypsum Board	80%	Now	\$235,000	LIFE	**	5	\$99,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
Plaster	20%	Now	\$50,800	LIFE	**	5	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<hr/>								
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	70%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2044	**	5	\$200	
Fused Disc Sw	30%			2044	**	5	\$100	
<hr/>								
Raceway								
Conduit	70%			2044	**	1		
Conduit	30%			2050	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	
Molded Case Bkrs	85%			2040	**	5	\$1,500	
<hr/>								
Wiring								
Thermoplastic	30%			2050	**	1		
Thermoplastic	70%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<hr/>								
Lighting								

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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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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	90%			2029	**	10	\$54,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	50%			2024	\$43,600	10	\$8,000	
Exit, Service	50%			2024	\$10,800	1		
Exterior Lighting HID	100%			2024	\$248,700	10	\$200	
Alarm								
Fire/Smoke Detection No Component	60%							
Generic	40%			2029	**	1-3	\$16,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%	Now	\$2,900	2029	**	1	\$29,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room, 1 Of 5 Heat Exchange Sections Leaking On 1 Of 2 Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2032	**	4	\$3,300	
Terminal Devices Convactor/Radiator	80%			2029	**	1	\$17,100	
Fan Coil Unit/Heat	20%			2024	\$193,700	1	\$4,300	
Air Conditioning								
Energy Source Electricity	100%			2032	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2024	\$59,700	2	\$800	
Window/Wall Unit	50%			2019	\$66,500	1		
No Component	30%							

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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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

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	Priority
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2024	\$18,100	2	\$9,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,900	
Exhaust Fans								
Roof	100%			2024	\$51,400	2	\$2,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$18,600	
		<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.
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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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-May-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,P
Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$206,900	\$206,900
Interior Architecture	\$266,500	\$185,100
Electrical		\$70,400
Total	\$473,400	\$462,400
Importance Code A	\$206,900	\$206,900
Importance Code B	\$43,100	\$113,500
Importance Code C	\$223,400	\$142,000
Total	\$473,400	\$462,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$47,000	\$3,300		
Interior Architecture	\$104,700		\$13,600	\$7,400
Electrical	\$9,000	\$8,100	\$4,700	\$4,400
Mechanical	\$52,100	\$16,300	\$36,500	\$17,400
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$239,400	\$54,300	\$81,500	\$55,800
Importance Code A	\$51,800	\$7,100	\$3,800	\$3,800
Importance Code B	\$166,200	\$47,200	\$77,700	\$44,600
Importance Code C	\$21,500			\$7,400
Total	\$239,400	\$54,300	\$81,500	\$55,800



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
PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$16,600	
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$413,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra- Cotta Panels.</i>								
Metal Panel	10%			2053	**	5-10	\$22,800	
Window Wall	5%			2053	**	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5-10	\$35,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra-cotta Panels.</i>								
Metal Panel	40%			2053	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2053	**	5	\$600	
Metal Rail	15%			2044	**	5-10	\$8,400	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$27,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2028	**	5	\$2,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$50,300	
Ceramic Tile	5%			2040	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$17,900	
Vinyl Tile	75%			2035	**	3	\$32,300	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$35,500	
Fiberglass Panel	5%			LIFE	**	10	\$3,700	
Glass: Single Pane	20%			LIFE	**	5	\$88,800	
Gypsum Board	55%			LIFE	**	5-10	\$276,600	
Ceilings								
AcousTileSusp.Lay-In	75%			2044	**	5	\$86,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$14,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$11,500	
Gypsum Board	10%			LIFE	**	5-10	\$39,500	

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

Asset # : 4448

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								
Molded Case Bkrs	100%			2053	**	5	\$2,000	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$2,000	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$200	
Molded Case Bkrs	90%			2052	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5	\$100	
Variable Frequency Drive	80%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Generators								
Diesel	100%			2040	**	1	\$29,700	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room Roof</i>				
				<i>Explanation : One 900 Kw</i>				
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$2,800	
Fuel Storage								
Day Tank	50%			2049	**	5	\$7,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Generator Room Roof</i>				
				<i>Explanation : One 275 Gallons</i>				
Main Tank	50%			2062	**	5	\$1,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : One 8000 Gallons</i>				
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$21,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Compact Fluorescent Lamps</i>				
Fluorescent	70%			2035	**	10	\$49,300	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-5 Lamps</i>				

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

Asset # : 4448

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

Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	

Lightning Protection

Arresters/Cabling								
Generic	100%			2062	**	5	\$2,300	

Alarm

Security System								
No Component	80%							
Generic	20%			2035	**	1	\$5,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$9,500	

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%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$37,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$3,800	
Terminal Devices								
Air Handler	70%			2035	**	1	\$33,200	
Convactor/Radiator	30%			2044	**	1	\$7,400	

Air Conditioning

Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	**	2	\$4,700	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : AC Room</i>					
Heat Rejection								
Water Cooling Tower	100%	Now	\$4,300	2031	**	2	\$61,800	
			<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Bearing Defects</i>					

Ventilation

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

Asset # : 4448

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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,800	
Exhaust Fans								
Interior	60%			2035	* *	2	\$1,400	
Roof	40%			2035	* *	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater								
Gas Fired	100%			2026	\$17,400	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2035	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2035	* *	1	\$4,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction								
	90%			LIFE	* *			
		<i>Other Observation, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : B-7, Penthouse</i>						
		<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>						
Hydraulic								
	10%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	\$38,700	
Sprinkler								
Generic	100%			2053	* *	1-2	\$21,500	
Fire Pump								
Generic	100%			2040	* *	1	\$14,300	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-Feb-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,15,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$294,400
Interior Architecture	\$213,700	\$117,500
Electrical	\$1,465,500	\$518,400
Mechanical		\$159,500
Total	\$1,679,200	\$1,089,700
Importance Code A		\$323,300
Importance Code B	\$1,679,200	\$714,400
Importance Code C		\$52,000
Total	\$1,679,200	\$1,089,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$900	\$6,300		\$37,900
Interior Architecture	\$60,200	\$30,200	\$4,000	\$4,000
Electrical	\$10,500	\$1,600	\$2,500	\$20,300
Mechanical	\$57,300	\$19,200	\$29,100	\$35,300
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$182,200	\$110,600	\$88,900	\$150,900
Importance Code A	\$11,500	\$16,900	\$10,700	\$48,800
Importance Code B	\$114,500	\$93,700	\$78,300	\$102,100
Importance Code C	\$56,200			
Total	\$182,200	\$110,600	\$88,900	\$150,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$136,800	
Masonry: Brick	85%			LIFE	**	5	\$148,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$8,800	
Windows								
Aluminum	15%			2048	**	5	\$1,800	
Aluminum	85%			2042	**	5	\$10,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,400	
Masonry: Brick	80%			LIFE	**	5	\$2,500	
Metal Panel	5%			2052	**	5	\$600	
Metal Rail	5%			2039	**	5-10	\$2,800	
Roof								
Copper/Terne	50%			2041	**	10	\$31,200	
Metal Panel	10%			2039	**	10	\$4,600	
Modified Bitumen	27%			2031	**	10	\$6,700	
Roll Roofing	10%			2022	\$10,100	5	\$4,200	
Skylight, Metal/Glass	3%			2046	**	10	\$2,500	
Interior								
Floors								
Carpet	9%			2025	\$180,800	3	\$21,800	
Carpet	5%			2027	\$100,500	3	\$16,100	
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	
Ceramic Tile	5%			2035	**	5	\$8,100	
Steel Plate	2%	Now	\$172,400	LIFE	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	44%			2031	**	3	\$26,600	
Vinyl Tile	30%			2034	**	3	\$18,100	
Interior Walls								
Ceramic Tile	5%	Now	\$26,000	2029	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In Dormitories</i>								
Gypsum Board	45%			LIFE	**	5	\$52,000	
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$30,200	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exit Stair, Basement</i>								
Plaster	35%			LIFE	**	5	\$20,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	**	5	\$16,100	
Exposed Concrete	10%			LIFE	**	5	\$2,500	
Gypsum Board	15%			LIFE	**	5	\$30,200	
Plaster	10%	Now	\$41,300	LIFE	**	5	\$10,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	55%			LIFE	**	5	\$55,400	
Electrical								
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%			2026	\$28,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	20%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$143,200	2056	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2026	\$141,000	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$11,700	5	\$300	
Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	80%			2025	\$93,400	5	\$2,300	
Molded Case Bkrs	5%			2042	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$187,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2026	\$35,100	1		
Thermoplastic	5%			2046	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$160,700	5	\$600	
Locally Mounted	20%			2039	**	5	\$100	
Ground								

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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
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$691,500	10	\$39,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2034	**	10	\$9,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridor</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	50%			2034	**	10	\$49,400	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Service	40%			2034	**	1		
Emergency, Battery	10%			2021	\$14,200	10	\$2,600	
Exit, Service	45%			2034	**	1		
Exit, Service	5%			2021	\$1,800	1		
Exterior Lighting								
HID	100%			2021	\$404,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	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 Fuel	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$106,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%			2036	**	4	\$5,300	

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

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	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2031	**	1	\$34,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$43,200	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,000	
No Component	90%							
Exhaust Fans								
Interior	100%	Now	\$34,900	2026	\$116,200	2	\$2,600	
		<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$10,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Unit B-18: 1 Unit 1-18</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$56,300	
Sprinkler								
No Component	80%							
Generic	20%			2036	**	1-2	\$6,000	

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

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
Fire Suppression	Fire Pump							
	Generic	100%			2041	* *	1	\$20,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Under Construction On Roof.</i> <i>Explanation : Under Construction</i>								

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-May-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,4
 Block : 4077 Lot : 24 BIN : 3090429

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$51,900
Electrical		\$277,200
Total		\$329,100
Importance Code B		\$329,100
Total		\$329,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,500	\$18,600		\$14,000
Interior Architecture	\$11,100	\$15,500	\$3,000	\$3,300
Electrical	\$1,300	\$1,800	\$1,300	\$1,400
Mechanical	\$2,800	\$2,300	\$3,700	\$9,900
Total	\$28,600	\$38,200	\$8,000	\$28,500
Importance Code A	\$14,300	\$19,500	\$800	\$14,800
Importance Code B	\$9,700	\$18,700	\$4,200	\$13,700
Importance Code C	\$4,700		\$3,000	
Total	\$28,600	\$38,200	\$8,000	\$28,500



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

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

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 in Place Concrete	5%			LIFE	**	5	\$5,700	
Masonry: Brick	25%			LIFE	**	5	\$5,700	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Stucco Cement	65%			2039	**	5	\$37,300	
Windows								
Aluminum	90%	Now	\$5,700	2042	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	0-2	\$7,800	2051	**	5	\$500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,400	
Masonry: Brick	90%			LIFE	**	5	\$1,600	
Roof								
Modified Bitumen	95%			2031	**	10	\$14,000	
Skylight, Metal/Glass	5%			2046	**	10	\$2,500	
Interior								
Floors								
Ceramic Tile	5%	Now	\$1,200	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	20%			2039	**	5	\$7,500	
Vinyl Tile	25%	0-2	\$5,200	2026	\$51,900	3	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	50%			2054	**	5	\$23,400	
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
Gypsum Board	50%			LIFE	**	5	\$9,000	
Plaster	20%	Now	\$4,700	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2031	**	5	\$5,000	
Gypsum Board	80%			LIFE	**	5	\$25,000	

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

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

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

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

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

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	50%			2036	**	5	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 600A main disconnect switch for the house</i>						
Fused Disc Sw	50%			2036	**	5	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 200a Main Disconnect Switch For Day Care</i>						
Switchgear / Switchboard							
Fused Disc Sw	100%			2036	**	5	\$100
Raceway							
Conduit	100%			2036	**	1	
Panelboards							
Molded Case Bkrs	90%			2034	**	5	\$400
Molded Case Bkrs	10%			2051	**	5	
Wiring							
Thermoplastic	95%			2036	**	1	
Thermoplastic	5%			2056	**	1	
Motor Controllers							
Locally Mounted	100%			2031	**	5	\$100
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$300
Lighting							
Interior Lighting							
Fluorescent	15%			2026	\$40,200	10	\$2,300
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2034	**	10	\$3,100
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Stairway, Hallway, Daycare And Offices</i>						
Fluorescent	10%			2026	\$26,800	10	\$1,500
	<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Unit - Kitchen Area</i>						
Fluorescent	55%			2026	\$147,500	10	\$8,400
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Unit</i>						
Egress Lighting							
Emergency, Battery	50%			2026	\$11,000	10	\$2,000
Exit, Service	50%			2026	\$2,700	1	
Exterior Lighting							
HID	100%			2026	\$62,700	10	\$100
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.

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

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

Alarm

Security System								
No Component	50%							
Generic	50%			2034	**	1	\$3,200	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$10,500	

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%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$8,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Units - Multi Temp</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$5,400	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2024	\$31,500	2	\$200	
Window/Wall Unit	25%			2021	\$8,400	1		
No Component	60%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$3,300	
No Component	85%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,300	
Exhaust Fans								
Roof	30%			2026	\$3,900	2	\$200	
No Component	70%							

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$3,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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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

Mechanical		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)								
Rigid Piping	100%			2031	* *	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	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.

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 26-May-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 1,3,4
 Block : 4077 Lot : 28 BIN : 3090430

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$39,100
Electrical		\$273,500
Total		\$312,600
Importance Code B		\$312,600
Total		\$312,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$7,400	\$14,100		
Interior Architecture	\$27,200	\$3,500	\$2,800	\$2,400
Electrical	\$1,200	\$1,700	\$1,200	\$1,300
Mechanical	\$1,900	\$2,200	\$2,000	\$9,300
Total	\$37,600	\$21,600	\$6,000	\$13,000
Importance Code A	\$8,100	\$14,900	\$800	\$800
Importance Code B	\$25,100	\$6,700	\$2,400	\$12,100
Importance Code C	\$4,400		\$2,800	
Total	\$37,600	\$21,600	\$6,000	\$13,000



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Masonry: Brick	45%			LIFE	**	5	\$9,700	
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	45%			2039	**	5	\$24,300	
Windows								
Aluminum	90%			2042	**	5	\$1,300	
Metal Clad	10%	0-2	\$7,400	2051	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,300	
Stucco Cement	90%			2039	**	5	\$4,000	
Roof								
Modified Bitumen	100%			2036	**	10	\$13,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Quarry Tile	20%			2039	**	5	\$7,100	
Vinyl Tile	20%	Now	\$2,000	2026	\$39,100	3	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	55%	4+	\$20,800	2054	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$5,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Gypsum Board	50%			LIFE	**	5	\$8,400	
Plaster	20%	Now	\$4,400	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$3,500	
Gypsum Board	85%			LIFE	**	5	\$25,000	

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

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600a And 100a Main Disconnect Switch For The House And Laundry</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$400	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$37,900	10	\$2,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	15%			2034	**	10	\$2,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stairway, Hallway, Offices And Laundry</i>							
Fluorescent	15%			2026	\$37,900	10	\$2,200	
	<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Units - Kitchen</i>							
Fluorescent	55%			2026	\$138,800	10	\$7,900	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building - Apt. Unit</i>							
Egress Lighting								
Emergency, Battery	50%			2026	\$10,400	10	\$1,900	
Exit, Service	50%			2026	\$2,600	1		
Exterior Lighting								
HID	100%			2026	\$59,000	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	**	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$9,900	

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

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

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2036	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2031	**	1	\$7,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 3 Units - Multi Temp</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2034	**	4	\$1,200
Terminal Devices							
Convactor/Radiator	100%			2031	**	1	\$5,100
Air Conditioning							
Energy Source							
Electricity	100%			2042	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	10%			2024	\$19,800	2	\$100
Window/Wall Unit	25%			2021	\$7,900	1	
No Component	65%						
Distribution							
Ductwork/Diffusers	10%			LIFE	**	2	\$2,000
No Component	90%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2039	**	1	
Water Heater							
Gas Fired	100%			2024	\$3,600	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2031	**	4	\$2,500
Backflow Preventer							
Generic	100%			2031	**	1	\$1,000
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%			2046	**	1-2	\$200

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 23-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$191,000	\$54,400
Interior Architecture	\$201,800	\$43,100
Electrical		\$643,300
Mechanical	\$713,100	\$259,300
Total	\$1,106,000	\$1,000,100
Importance Code A	\$372,700	\$54,400
Importance Code B	\$631,400	\$902,600
Importance Code C	\$101,900	\$43,100
Total	\$1,106,000	\$1,000,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,900			
Interior Architecture	\$57,800			\$7,100
Electrical	\$4,300	\$2,900	\$59,100	\$3,700
Mechanical	\$14,600	\$11,400	\$49,400	\$12,200
Total	\$106,600	\$14,300	\$108,600	\$23,000
Importance Code A	\$33,800		\$4,000	
Importance Code B	\$43,700	\$14,300	\$104,600	\$23,000
Importance Code C	\$29,100			
Total	\$106,600	\$14,300	\$108,600	\$23,000



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

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

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								
Masonry: Brick	100%	Now	\$80,100	LIFE	**	5	\$54,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$29,900	2041	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,400	
Masonry: Brick	90%	Now	\$58,100	LIFE	**	5	\$5,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$52,900	2030	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$9,600	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$12,000	2034	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%			2030	**	3	\$28,500	
<hr/>								
Interior Walls								
Ceramic Tile	5%	Now	\$101,900	2040	**	5	\$1,900	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	95%	Now	\$29,100	LIFE	**	5	\$43,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</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
SAMARITAN FORBELL
Asset # : 3016

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	100%	0-2	\$99,900	2030	**	5	\$31,600
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Cracking/Crumbling, Extent : Severe, Area Affected : 30%

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

Fused Disc Sw	100%			2035	**	5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- 3000 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2035	**	5	\$200
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Raceway

Conduit	95%			2035	**	1	
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Conduit	5%			2045	**	1	
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Panelboards

Fused Disc Sw	5%			2024	\$2,200	5	\$100
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Molded Case Bkrs	85%			2033	**	5	\$1,000
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Molded Case Bkrs	10%			2047	**	5	\$100
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Wiring

Thermoplastic	90%			2035	**	1	
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Thermoplastic	10%			2045	**	1	
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Motor Controllers

Locally Mounted	100%			2023	\$91,300	5	\$300
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600
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Lighting

Interior Lighting

Fluorescent	58%			2025	\$393,400	10	\$22,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Fluorescent	40%			2030	**	10	\$15,500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-8 Lamps

Fluorescent	2%			2030	**	10	\$800
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2020	\$27,800	10	\$5,100	
Exit, Service	50%			2020	\$6,900	1		
Exterior Lighting								
HID	100%			2025	\$158,600	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$4,800	
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$27,300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Radiant Heater	100%			2020	\$181,700	2	\$19,600	
Terminal Devices								
Air Handler	100%			2020	\$222,500	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	50%			2019	\$265,700	2	\$1,300	
Ext Pkg Unit - Heating/Cooling	50%			2025	\$136,000	2	\$1,300	
Heat Rejection								
Remote Air Cond	25%			2025	\$61,600	2	\$7,400	
Remote Air Cond	25%			2025	\$61,600	2	\$7,400	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,600	
Exhaust Fans								
Interior	95%			2020	\$43,300	2	\$1,200	
Roof	5%			2020	\$1,600	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
Water Heater								
Electric	50%			2020	\$3,200	4	\$100	
Electric	50%			2018	\$3,200	4	\$200	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sewage Ejector(s) Electric	100%			2033	* *	4	\$1,600
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
Fire Suppression							
Sprinkler Generic	100%			2035	* *	1-2	\$11,800
Chemical System Generic	100%			2020	\$25,500	1-3	\$50,600

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.

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : SCCW CENTRAL
Address : 350 LAFAYETTE STREET @ BOND ST.
Borough : MANHATTAN **Agency's Number** : M010
Program / Asset # : DHS0071.000 / 4443 **Yr Built/Renovated** : 1913 / 1999
Area Sq Ft : 18,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jun-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 529 **Lot** : 15 **BIN** : 1008425

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Electrical		\$588,300
Total		\$588,300
Importance Code B		\$588,300
Total		\$588,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$51,200			
Interior Architecture	\$11,400	\$8,400		\$2,500
Electrical	\$6,300	\$2,800	\$2,900	\$2,500
Mechanical	\$6,600	\$7,000	\$80,400	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,500	\$22,100	\$87,200	\$15,500
Importance Code A	\$53,000	\$1,800	\$1,800	\$1,800
Importance Code B	\$26,500	\$12,600	\$85,400	\$13,700
Importance Code C		\$7,700		
Total	\$79,500	\$22,100	\$87,200	\$15,500



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
SCCW CENTRAL
Asset # : 4443

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	5%			LIFE	**	5	\$8,500	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : At Cornices And Throughout</i>							
Masonry: Brick	90%			LIFE	**	5	\$19,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout</i>							
Masonry: Granite	5%	Now	\$13,800	LIFE	**	5	\$800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : At Building Base</i> <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : At Building Base</i> <i>Explanation : Painted Surfaces</i>							
Windows								
Aluminum	100%			2047	**	5	\$5,000	
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$6,000	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> <i>Location : Interior Face</i> <i>Explanation : Stucco On Brick</i>							
Metal Rail	15%	Now	\$9,400	2030	**	5	\$11,600	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Fourth Floor</i> <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i> <i>Location : Ladder From Third To Fourth Floor Roofs</i> <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i> <i>Location : Ladder From Third To Fourth Floor Roofs</i>							
Metal: Cage/Fence	25%	Now	\$17,400	2030	**	5	\$8,800	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Third Floor Roof</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$3,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Coping</i>							
Roof								
Modified Bitumen	45%			2025		10	\$4,000	
	<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over Fourth Floor</i>							
Panel/Paver: Cer/Brk	50%	Now	\$10,700	2035	**			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Third Floor</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Over Third Floor Dormitories</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$1,500	

Interior

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

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

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	10%			LIFE	**	5	\$5,400		
Ceramic Tile	5%			2034	**	5	\$1,200		
Terrazzo	5%			LIFE	**	5	\$1,000		
Vinyl Tile	80%			2030	**	3	\$9,900		
Interior Walls									
Ceramic Tile	25%			2034	**	5	\$15,500		
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200		
Gypsum Board	10%			LIFE	**	5	\$3,700		
Marble Panels	5%			LIFE	**				
Plaster	55%			LIFE	**	5	\$10,200		
Ceilings									
AcousTileSusp.Lay-In	80%			2038	**	5	\$17,900		
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Third Floor Dormitories</i>							
Plaster	20%			LIFE	**	5	\$2,800		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2035	**	5	\$100		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Electrical Room</i>							
		<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>							
Switchgear / Switchboard									
Fused Disc Sw	100%			2035	**	5	\$100		
Raceway									
Conduit	100%			2035	**	1			
Panelboards									
Fused Disc Sw	20%			2033	**	5	\$100		
Molded Case Bkrs	80%			2033	**	5	\$400		
Wiring									
Thermoplastic	100%			2035	**	1			
Motor Controllers									
Locally Mounted	100%			2030	**	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$300		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Water Main</i>							
		<i>Explanation : Connected With Main Water Pipe</i>							
Stand-by Power									
Transfer Switches									
Automatic	100%			2030	**	1	\$5,500		

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2028	* *	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated @ 156 Kva</i>								
<hr/>								
Batteries								
Nickel Cadmium	100%			2018	\$1,600	5	\$4,000	
<hr/>								
Fuel Storage								
Main Tank	100%			2040	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$6,300	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<hr/>								
Fluorescent	98%			2025	\$310,000	10	\$16,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	40%			2025	\$3,800	1		
Emergency, Battery	10%			2025	\$2,600	10	\$400	
Exit, Service	50%			2025	\$3,200	1		
<hr/>								
Exterior Lighting								
HID	100%			2025	\$72,700	10	\$100	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$17,500	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside, Hallways And Roof</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$199,300	1-3	\$11,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								

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

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

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	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$17,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2035	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Window/Wall Unit	65%			2020		1	\$25,700	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,000	
No Component	80%							
Exhaust Fans								
Roof	20%			2025		2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%			2024		2	\$4,500	\$300
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2020		4	\$11,800	\$1,600
Backflow Preventer								
Generic	100%			2033	**	1	\$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Floors B-4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								

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DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

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
Fire Suppression	Fire Pump							
	Generic	100%			2028	* *	1	\$3,400
	Chemical System							
	Generic	100%			2020	\$27,900	1-3	\$50,600

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.

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 18-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$680,000	\$106,200
Interior Architecture	\$406,100	\$516,800
Electrical		\$2,374,300
Mechanical		\$227,700
Total	\$1,086,100	\$3,225,000
Importance Code A	\$680,000	\$274,500
Importance Code B	\$406,100	\$2,893,000
Importance Code C		\$57,500
Total	\$1,086,100	\$3,225,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,700			\$9,000
Interior Architecture		\$10,000		
Electrical	\$6,300	\$6,900	\$15,100	\$5,500
Mechanical	\$6,600	\$6,900	\$45,300	\$8,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$36,400	\$28,800	\$65,300	\$28,100
Importance Code A	\$22,400	\$3,800	\$4,000	\$12,700
Importance Code B	\$14,000	\$25,000	\$61,300	\$15,400
Importance Code C				
Total	\$36,400	\$28,800	\$65,300	\$28,100



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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
SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Asset # : 2595

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								
Masonry: Brick	47%	Now	\$151,700	LIFE	**	5	\$51,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Wall At Main Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : B And C Line At East Facade</i>								
Masonry: Brick	50%	Now	\$161,400	LIFE	**	5	\$54,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Middle Courtyard Line From Fifth To Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Cement Stucco Coated</i>								
Masonry: Limestone	3%			LIFE	**	5	\$2,500	
Windows								
Aluminum	95%	Now	\$57,100	2041	**	5	\$3,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$18,700	2050	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$2,800	
Masonry: Brick	30%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Norh Parapet</i>								
<i>Explanation : Cement Stucco Coated</i>								
Metal Panel	25%			2051	**	5	\$6,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$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.

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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	97%	2-4	\$309,800	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fifth Floor</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$5,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	10%			2034	**	5	\$11,500	
Vinyl Tile	30%			2025	\$285,500	3	\$12,900	
Wood	55%	Now	\$406,100	2040	**	5	\$59,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Apartments</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Apartments</i>								
Interior Walls								
Gypsum Board	70%			LIFE	**	5	\$57,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 5b And 5c</i>								
Plaster	30%			LIFE	**	5	\$12,300	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$114,600	
Plaster	20%			LIFE	**	5	\$14,300	

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%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$2,100	

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

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

*** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent								
	10%			2025	\$122,900	10	\$7,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent								
	20%			2025	\$245,900	10	\$14,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases</i>								
Incandescent								
	70%			2025	\$860,600	2	\$1,200	
Egress Lighting								
Emergency, Battery								
	50%			2030	* *	10	\$9,200	
Exit, Service								
	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2025	\$287,500	10	\$200	
Alarm								
Security System								
No Component								
	70%							
Generic								
	30%			2025	\$69,100	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside, Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog								
	100%			2025	\$788,300	1-3	\$48,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	* *	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.

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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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2023	\$168,200	1	\$37,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Distribution Hot Wtr Piping/Pump	100%			2033	* *	4	\$3,800
Terminal Devices Convactor/Radiator	100%			2030	* *	1	\$24,700
Air Conditioning							
Energy Source Electricity	100%			2033	* *	1	
Conversion Equipment Window/Wall Unit	10%			2020	\$15,400	1	
No Component	90%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,700
Exhaust Fans Roof	100%			2025	\$59,500	2	\$2,300
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2030	* *	1	
Water Heater Gas Fired	100%			2020	\$17,400	2	\$1,100
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	10%			LIFE	* *		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : B - G</i>					
		<i>Explanation : 1 Freight</i>					
No Component	90%						
Fire Suppression							
Sprinkler No Component	95%						
Generic	5%			2035	* *	1-2	\$1,100

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)
 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 : 17-Jun-2014 Landmark Status : NONE
 Areas Surveyed : Basement, Floors 4,5,6,7
 Block : 454 Lot : 52 BIN : 1006502

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture		\$297,500
Mechanical	\$53,700	\$133,900
Total	\$53,700	\$431,300
Importance Code A		\$133,900
Importance Code B	\$53,700	\$297,500
Total	\$53,700	\$431,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Interior Architecture	\$28,800	\$6,800	\$9,500	
Electrical	\$2,500	\$1,900	\$31,200	\$2,800
Mechanical	\$10,200	\$6,800	\$10,300	\$8,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$65,100	\$39,200	\$74,700	\$34,700
Importance Code A	\$2,800	\$2,800	\$2,800	\$2,800
Importance Code B	\$46,800	\$35,100	\$71,900	\$32,000
Importance Code C	\$15,600	\$1,300		
Total	\$65,100	\$39,200	\$74,700	\$34,700



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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

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	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,200	
Ceramic Tile	5%			2034	**	5	\$2,100	
Vinyl Tile	85%			2025	\$297,500	3	\$13,400	
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
Ceramic Tile	5%			2034	**	5	\$2,500	
Plaster	90%			LIFE	**	5	\$13,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2030	**	5	\$19,000	
Exposed Concrete	5%	Now	\$13,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE	**	5	\$13,200	

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								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	
Wiring								
Thermoplastic	100%			2045	**	1		
Lighting								
Interior Lighting								
Fluorescent	30%			2030	**	10	\$7,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	70%			2030	**	10	\$18,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Rooms</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$3,400	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset # : 14740

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

Alarm

Security System

No Component

70%

Generic

30%

2030

**

1

\$3,200

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

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

**

1-3

\$18,200

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2035

**

1

Conversion Equipment

Steam Boiler

100%

2023

\$133,900

1

\$27,900

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

Location : Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump

100%

2035

**

4

\$2,100

Terminal Devices

Convactor/Radiator

100%

2030

**

1

\$9,100

Air Conditioning

Energy Source

Electricity

100%

2033

**

1

Conversion Equipment

Window/Wall Unit

95%

2020

\$53,700

1

No Component

5%

Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

**

2-5

\$7,800

No Component

50%

Exhaust Fans

Roof

50%

2025

\$10,900

2

\$400

No Component

50%

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

0-2

\$4,100

2030

**

1

Corroded, Extent : Severe, 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.

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DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset # : 14740

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	Priority
Plumbing								
Water Heater Gas Fired	100%			2024	\$6,400	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Of 2 Unit Out Of Service. 1 Of 2 Unit Is New And Working</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Sewage Ejector(s) Electric	100%			2025	\$10,800	4	\$1,600	
Backflow Preventer Generic	100%			2025	\$2,700	1	\$1,700	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1 Unit B-6 And 1 Unit 1-7</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 1-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2045	* *	1-5	\$14,700	
Sprinkler Generic	100%			2045	* *	1-2	\$7,900	
Fire Pump Generic	100%			2028	* *	1	\$5,300	

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 19-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$105,300	\$122,300
Interior Architecture		\$139,200
Electrical	\$35,700	\$376,200
Mechanical		\$291,000
Total	\$141,000	\$928,800
Importance Code A	\$105,300	\$122,300
Importance Code B	\$35,700	\$757,000
Importance Code C		\$49,500
Total	\$141,000	\$928,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,300			\$2,300
Interior Architecture	\$15,500	\$2,200		\$10,100
Electrical	\$6,000	\$4,100	\$5,000	\$5,200
Mechanical	\$31,300	\$9,800	\$23,600	\$10,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$61,000	\$20,100	\$32,600	\$31,500
Importance Code A	\$7,300	\$3,000	\$3,100	\$5,300
Importance Code B	\$48,400	\$17,100	\$29,500	\$26,300
Importance Code C	\$5,400			
Total	\$61,000	\$20,100	\$32,600	\$31,500



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
SPRINGFIELD FAMILY INN
Asset # : 2670

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								
Masonry: Brick	95%			LIFE	**	5	\$65,100	
Stucco Cement	5%			2038	**	5	\$8,600	
Windows								
Aluminum	100%			2041	**	5	\$4,600	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : At Sills Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2038	**	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$57,100	
Metal Panel	35%			2038	**	10	\$56,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2034	**	5	\$4,500	
Vinyl Tile	90%			2030	**	3	\$40,400	
Interior Walls								
Ceramic Tile	10%			2028	**	5	\$10,700	
Concrete Masonry Unit	13%			LIFE	**	5	\$5,600	
Gypsum Board	77%			LIFE	**	5	\$49,500	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$89,700	
Plaster	20%			LIFE	**	5	\$11,200	

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%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	5%			2033	**	5	\$100	
Molded Case Bkrs	95%			2033	**	5	\$1,500	
Wiring								
Thermoplastic	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
SPRINGFIELD FAMILY INN
Asset # : 2670

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								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	60%			2030	**	10	\$33,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	5%			2030	**	10	\$2,700	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2025	\$336,800	10	\$19,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2025	\$39,500	10	\$7,200	
Exit, Service	50%			2025	\$9,800	1		
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	**	5	\$900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$6,800	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$38,700	

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%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2038	**	1	\$14,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						
Hot Water Boiler	50%			2030	**	1	\$14,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</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.

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$4,400	
Terminal Devices								
Air Handler	25%	Now	\$7,900	2025	\$78,900	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit In Basement</i>								
Convactor/Radiator	75%			2030	**	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%	Now	\$17,500	2023	\$174,900	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2020	\$12,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	
Exhaust Fans								
Interior	20%			2025	\$12,900	2	\$400	
Roof	80%			2025	\$37,200	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2045	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2025	\$5,700	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

**DEPT. OF HOMELESS SERVICES - 071
 SPRINGFIELD FAMILY INN
 Asset # : 2670**

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	
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : C-2</i> <i>Explanation : 1 Unit</i>								
Fire Suppression Sprinkler Generic	100%			2035	* *	1-2	\$16,800	

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 21-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$55,700	
Interior Architecture	\$193,400	\$275,700
Electrical		\$521,200
Total	\$249,100	\$796,900
Importance Code A	\$55,700	
Importance Code B	\$121,400	\$796,900
Importance Code C	\$72,000	
Total	\$249,100	\$796,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$121,500	\$15,300		
Interior Architecture	\$72,000			\$3,600
Electrical	\$2,800	\$25,700	\$2,000	\$2,400
Mechanical	\$18,100	\$17,200	\$10,400	\$7,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$226,200	\$70,000	\$24,200	\$25,500
Importance Code A	\$124,000	\$17,900	\$2,500	\$2,500
Importance Code B	\$102,200	\$52,100	\$21,600	\$23,000
Importance Code C				
Total	\$226,200	\$70,000	\$24,200	\$25,500



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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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 in Place Concrete	5%	Now	\$20,800	LIFE	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	15%	2-4	\$22,800	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco</i>								
Masonry: Brick	25%	Now	\$55,700	LIFE	**	5	\$9,400	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Door At South Facade</i>								
Masonry: Brick	40%			LIFE	**	5	\$15,100	
Stucco Cement	5%	Now	\$5,300	2037	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%			2037	**	5	\$9,400	
Windows								
Aluminum	90%	Now	\$28,000	2040	**	5	\$1,100	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$12,900	2049	**	5	\$1,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stair</i>								
Parapets								
Masonry: Brick	65%	2-4	\$7,300	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$700	2044	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$300	2029	**	5	\$700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2037	**	5	\$1,300	

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

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

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%			2029	**	10	\$15,300	
Skylight, Metal/Glass	5%	2-4	\$23,300	2034	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	0-2	\$14,500	2027	\$36,400	5	\$1,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$1,400	
Terrazzo	15%	Now	\$26,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%	2-4	\$23,900	2024	\$239,300	3	\$10,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	0-2	\$72,000	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$121,400	2029	**	5	\$15,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$2,400	
Plaster	15%	Now	\$7,400	LIFE	**	5	\$3,600	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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%			2024	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$71,600	5	\$100	
Raceway								
Conduit	100%			2024	\$34,400	1		
Panelboards								
Fused Disc Sw	10%			2023	\$2,900	5	\$100	
Molded Case Bkrs	90%			2023	\$26,300	5	\$600	

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$50,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Stand-by Power								
Transfer Switches								
Manual	100%			2024	\$5,300	5	\$100	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	99%			2029	* *	10	\$23,300	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2029	* *	10	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$3,100	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	100%			2024	\$96,400	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2024	\$38,600	1	\$4,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Outside</i>						
		<i>Explanation : C C T V Surveillance Camera</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$264,300	1-3	\$16,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		

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

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*** 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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Steam Boiler	100%			2029	* *	1	\$25,400
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 2 Units</i>						
Distribution Steam Piping/Pump	100%			2034	* *	4	\$1,900
Terminal Devices Convactor/Radiator	100%			2037	* *	1	\$8,300
Air Conditioning							
Energy Source Electricity	100%			2032	* *	1	
Conversion Equipment Window/Wall Unit	10%			2019	\$5,200	1	
No Component	90%						
Terminal Devices Fan Coil - Cooling	2%			2024	\$400	1	\$200
No Component	98%						
Heat Rejection Air Condenser Unit	2%			2024	\$100	2	\$400
No Component	98%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,300
Exhaust Fans Roof	100%			2024	\$19,900	2	\$800
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1	
Water Heater Gas Fired	100%	Now	\$1,800	2022	\$5,800	2	\$300
	<i>Broken, Extent : Severe, Area Affected : 65%</i>						
	<i>Location : 2 Dwh Need Replacement</i>						
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : 3 Units</i>						
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sump Pump(s) Submersible	100%			2018	\$6,500	4	\$2,500

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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	Priority
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2029	* *	1	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boilers Only</i>						
<hr/>								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Bathtubs</i>						
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$7,200	
<hr/>								
Chemical System								
Generic	100%			2022	\$25,500	1-3	\$50,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Ansul-102</i>						

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 02-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$250,400	\$54,400
Interior Architecture		\$236,700
Electrical		\$1,020,700
Mechanical		\$42,700
Total	\$250,400	\$1,354,500
Importance Code A	\$250,400	\$54,400
Importance Code B		\$1,251,300
Importance Code C		\$48,700
Total	\$250,400	\$1,354,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$49,700			
Interior Architecture	\$41,100		\$15,300	\$8,200
Electrical	\$1,300	\$2,200	\$1,300	\$1,600
Mechanical	\$7,300	\$4,500	\$9,400	\$32,200
Total	\$99,300	\$6,700	\$26,000	\$41,900
Importance Code A	\$52,400	\$2,700	\$2,700	\$2,800
Importance Code B	\$47,000	\$4,000	\$9,700	\$39,100
Importance Code C			\$13,500	
Total	\$99,300	\$6,700	\$26,000	\$41,900



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

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

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

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

Asset # : 4457

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								
Masonry: Brick	45%	Now	\$76,000	LIFE	**	5	\$25,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$84,400	LIFE	**	5	\$28,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%	Now	\$15,300	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$90,000	2042	**	5	\$5,500	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$6,200	2034	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Sandstone	35%	Now	\$28,200	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2036	**	10	\$19,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2056	**	10	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	20%	Now	\$10,800	2035	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2026	\$118,500	3	\$5,400	
Vinyl Tile	40%			2036	**	3	\$11,400	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%			2041	**	5	\$10,700	

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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

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

Interior Walls

Ceramic Tile	20%			2035	**	5	\$27,100	
Gypsum Board	60%			LIFE	**	5	\$48,700	
Plaster	20%			LIFE	**	5	\$8,100	

Ceilings

Gypsum Board	100%	Now	\$27,400	LIFE	**	5	\$69,400	
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Water Penetration, 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

Fused Disc Sw	100%			2036	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400a And Two 200a Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$200	
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Raceway

Conduit	100%			2036	**	1		
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Panelboards

Molded Case Bkrs	100%			2034	**	5	\$1,400	
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Wiring

Thermoplastic	100%			2036	**	1		
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Motor Controllers

Locally Mounted	100%			2031	**	5	\$400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Lighting

Interior Lighting

Fluorescent	25%			2026	\$220,800	10	\$12,600	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Offices, Basement, Hallway And Stairway

Explanation : Using T-12 Lamps

Incandescent	75%			2026	\$662,300	2	\$900	
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Egress Lighting

Emergency, Battery	50%			2026	\$36,200	10	\$6,600	
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Exit, Service	50%			2026	\$8,900	1		
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Exterior Lighting

HID	50%			2026	\$101,400	10	\$100	
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No Component	50%							
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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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

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

Alarm

Security System

No Component

90%

Generic

10%

2031

**

1

\$2,100

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

**

1-3

\$10,200

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%

2036

**

1

Conversion Equipment

Hot Water Boiler

100%

2031

**

1

\$27,200

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

Location : Boiler Room

Explanation : 5 Gas Fired Modular Hot Water Boiler -300,000 Btu/hr Ea

Distribution

Hot Wtr Piping/Pump

100%

2034

**

4

\$4,100

Terminal Devices

Convactor/Radiator

100%

2031

**

1

\$17,800

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

Conversion Equipment

Window/Wall Unit

25%

No Component

75%

2021

\$27,600

1

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$30,700

Exhaust Fans

Roof

100%

2026

\$42,700

2

\$1,700

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2031

**

1

Water Heater

Gas Fired

100%

2024

\$12,500

2

\$800

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

Location : Boiler Room

Explanation : 2 Units - A O Smith 100 Gallons Ea

Sanitary Piping

Cast Iron

100%

LIFE

**

1

Storm Drain Piping

Cast Iron

100%

LIFE

**

1

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

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

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

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$800	

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

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

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,S
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$476,100	\$142,700
Interior Architecture	\$759,200	\$726,800
Electrical		\$969,900
Mechanical	\$85,900	\$2,103,400
Total	\$1,321,200	\$3,942,800
Importance Code A	\$476,100	\$142,700
Importance Code B	\$777,100	\$3,800,100
Importance Code C	\$68,000	
Total	\$1,321,200	\$3,942,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,600		\$14,100	
Interior Architecture	\$38,800		\$5,100	\$15,500
Electrical	\$46,400	\$6,100	\$7,100	\$10,100
Mechanical	\$25,500	\$25,000	\$18,900	\$19,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$133,000	\$48,800	\$62,900	\$62,700
Importance Code A	\$11,400	\$6,800	\$20,900	\$6,800
Importance Code B	\$103,700	\$42,000	\$42,000	\$53,200
Importance Code C	\$17,900			\$2,700
Total	\$133,000	\$48,800	\$62,900	\$62,700



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
THIRD STREET SHELTER
Asset # : 1956

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$117,400	LIFE	**	5	\$66,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$225,100	LIFE	**	5	\$76,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%	Now	\$56,200	2043	**	5	\$6,900	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$36,900	2052	**	5	\$4,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5-10	\$4,400	
Masonry: Brick	70%	Now	\$40,500	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2047	**	5	\$400	
Metal Rail	25%			2040	**	5-10	\$23,200	
Roof								
Cast in Place Concrete	3%			LIFE	**	10	\$1,400	
Modified Bitumen	92%			2032	**	10	\$26,600	
Skylight, Plastic	5%			2040	**	1		

Interior

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

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

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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	10%	Now	\$20,900	LIFE	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
Ceramic Tile	5%			2036	**	5	\$5,100	
Quarry Tile	5%	Now	\$57,600	2032	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%	0-2	\$68,200	2027	\$681,900	3	\$30,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,400	
Gypsum Board	15%			LIFE	**	5-10	\$27,700	
Plaster	80%	Now	\$68,000	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$10,300	
AcousTileSusp.Lay-In	5%			2032	**	5	\$5,100	
Exposed Concrete	10%	Now	\$64,500	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%	Now	\$422,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5-10	\$123,500	

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.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$20,300	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1600 Amps Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$119,300	5	\$300	
Raceway								
Conduit	100%			2027	\$96,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$6,600	5	\$200	
Molded Case Bkrs	90%			2026	\$59,100	5	\$1,600	
Wiring								
Braided Cloth	20%	2-4	\$30,000	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Thermoplastic	80%			2027	\$120,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$68,200	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,000	1	\$21,200	
Generators								
Diesel	100%			2023	\$86,100	1	\$26,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Sub-basement</i>							
	<i>Explanation : One 200 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$2,500	
Fuel Storage								
Day Tank	50%			2026	\$2,400	5	\$6,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : One 50 Gals Tank</i>							
Main Tank	50%			2030	**	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 275 Gals Tank</i>							
Lighting								

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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
Lighting								
Interior Lighting Fluorescent	88%			2032	**	10	\$55,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2022	\$110,100	10	\$6,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	10%			2022	\$3,300	1		
Emergency, Service	50%			2032	**	1		
Exit, Service	30%			2022	\$6,700	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$253,600	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	**	1	\$5,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$8,500	
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 Fuel Oil No 2	100%			2037	**	5	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Tanks, 10,000 Gallons Each.</i>								
Conversion Equipment Steam Boiler	100%			2047	**	1	\$67,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Steam Piping/Pump	100%	Now	\$46,800	2037	**	4	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</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
THIRD STREET SHELTER
Asset # : 1956

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	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2025	\$632,600	1	\$22,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2025	\$200,100	2	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : 1st,2nd And 4th Floor</i>					
Window/Wall Unit	5%			2022	\$6,900	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,100	
No Component	90%							
Exhaust Fans								
Roof	10%			2022	\$5,300	2	\$200	
Wall Unit	15%			2027	\$15,200	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2027	\$100,000	1		
Galv Iron/Steel	50%	Now	\$5,000	2025	\$100,000	1		
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Sub-basement And Water Main</i>					
HW Heat Exchanger								
Low Temp	100%			2027	\$20,800	4	\$10,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2037	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2035	* *	1	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) S B, B, 1-6 (1) B, 1-6 (1) S B, 1</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2027	\$239,000	1-5	\$35,900	

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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
THIRD STREET SHELTER
Asset # : 1956

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	
Fire Suppression Sprinkler Generic	100%	Now	\$39,100	2027	\$782,000	1-2	\$16,700	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Fire Pump Generic	100%	Now	\$2,500	2023	\$49,600	1	\$11,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Chemical System Generic	100%			2025	\$25,500	1-3	\$50,600	

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.

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 27-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$465,100	\$400,300
Interior Architecture	\$388,000	\$113,200
Electrical		\$1,574,500
Mechanical		\$200,800
Total	\$853,100	\$2,288,900
Importance Code A	\$465,100	\$400,300
Importance Code B	\$326,400	\$1,888,500
Importance Code C	\$61,600	
Total	\$853,100	\$2,288,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$91,600			
Interior Architecture	\$44,100	\$1,000	\$4,600	\$10,800
Electrical	\$2,500	\$3,400	\$3,200	\$3,000
Mechanical	\$27,900	\$13,000	\$16,000	\$23,800
Total	\$166,200	\$17,400	\$23,700	\$37,600
Importance Code A	\$105,600	\$3,200	\$3,200	\$3,300
Importance Code B	\$37,400	\$14,200	\$16,000	\$34,300
Importance Code C	\$23,100		\$4,600	
Total	\$166,200	\$17,400	\$23,700	\$37,600



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
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	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$6,700	LIFE	**	5	\$4,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
Metal Panel	2%	Now	\$1,300	2046	**	5	\$3,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	Now	\$8,800	LIFE	**	5	\$8,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	90%	Now	\$465,100	2031	**	5	\$102,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$23,800	2042	**	5	\$2,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$15,600	2051	**	5	\$1,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Pre-Cast Concrete	5%	Now	\$1,000	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	95%	Now	\$27,600	2031	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2026	\$253,100	10	\$44,500	
<i>Other Observation, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Work In Progress</i>								
Skylight, Metal/Glass	5%	Now	\$6,800	2036	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								

Interior

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

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DEPT. OF HOMELESS SERVICES - 071
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								
Floors								
Carpet	2%			2025	\$23,800	3	\$2,900	
Cast in Place Concrete	5%			LIFE	**	5	\$10,500	
Ceramic Tile	10%	Now	\$9,000	2035	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Vinyl Tile	30%	Now	\$11,900	2031	**	3	\$10,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	53%	0-2	\$326,400	2041	**	5	\$47,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	2%	Now	\$61,600	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2035	**	5	\$9,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Gypsum Board	50%	Now	\$23,100	LIFE	**	5	\$34,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	**	5	\$12,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$14,300	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$65,700	
Plaster	20%			LIFE	**	5	\$11,900	

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	40%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200a Main Disconnect Switch For House</i>								
Fused Disc Sw	60%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800a Main Disconnect Switch For Unit Apartment</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$512,700	10	\$29,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	10%			2026	\$102,500	10	\$5,900	
<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	40%			2026	\$410,100	10	\$23,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases, Hallway, Offices And Basement</i>								
<i>Explanation : T12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$42,100	10	\$7,700	
Exit, Service	50%			2026	\$10,400	1		
Exterior Lighting								
HID	50%			2026	\$119,900	10	\$100	
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$7,300	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$328,700	1-3	\$20,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%	Now	\$14,000	2031	**	1	\$28,400
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>							
<i>Location : Boiler#4 And 5 Not Working In The Sub-basement</i>							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 11 Hydrotherm Units, 4 Are Used To Supply Domestic Hot Water</i>							
Distribution Hot Wtr Piping/Pump	100%			2034	**	4	\$4,700
Terminal Devices Convactor/Radiator	100%			2031	**	1	\$20,600
Air Conditioning							
Energy Source Electricity	100%			2042	**	1	
Conversion Equipment Interior Pkg Unit - Cooling	25%			2024	\$200,800	2	\$1,000
No Component	75%						
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,600
Exhaust Fans Interior	20%			2031	**	2	\$400
Roof	80%			2031	**	2	\$1,600
Plumbing							
H/C Water Piping Galv Iron/Steel	100%			2031	**	1	
Water Heater Gas Fired	100%			2024	\$14,500	2	\$900
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Rigid Piping	100%			2031	**	4	\$2,500
Backflow Preventer Generic	100%			2031	**	1	\$3,900
Fixtures Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
Fire Suppression							
Standpipe Generic	100%			2046	**	1-5	\$32,200
Sprinkler No Component	95%						
Generic	5%			2046	**	1-2	\$900

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Chemical System							
	Generic	100%			2024	\$25,500	1-3	\$55,000

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 09-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,410,300	\$211,800
Interior Architecture	\$203,300	\$1,165,900
Electrical	\$117,700	\$640,400
Mechanical	\$65,600	\$1,397,500
Total	\$1,796,900	\$3,415,600
Importance Code A	\$1,410,300	\$247,900
Importance Code B	\$341,100	\$3,100,200
Importance Code C	\$45,500	\$67,400
Total	\$1,796,900	\$3,415,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$14,600			
Interior Architecture	\$56,000			\$14,300
Electrical	\$25,100	\$1,200	\$2,000	\$23,800
Mechanical	\$41,200	\$12,800	\$14,800	\$22,100
Total	\$137,000	\$14,000	\$16,700	\$60,100
Importance Code A	\$23,500	\$8,900	\$8,900	\$9,100
Importance Code B	\$91,800	\$5,200	\$7,900	\$51,100
Importance Code C	\$21,600			
Total	\$137,000	\$14,000	\$16,700	\$60,100



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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$145,300	LIFE	**	5	\$33,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	Now	\$273,600	LIFE	**	5	\$51,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Hroughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$194,400	LIFE	**	5	\$6,600	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	75%	Now	\$583,200	LIFE	**	5	\$99,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$10,600	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	5%	Now	\$37,300	2031	**	5	\$8,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
Windows								
Aluminum	95%	Now	\$103,300	2042	**	5	\$4,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$1,300	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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								
Metal: Cage/Fence	100%	Now	\$2,700	2031	**	5	\$22,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	97%			2036	**	10	\$54,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$73,200	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
Ceramic Tile	10%	Now	\$50,800	2035	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$47,400	2026	\$947,500	3	\$42,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$21,600	2035	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%	Now	\$45,500	LIFE	**	5	\$67,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$12,000	
Ceilings								
Gypsum Board	90%	0-2	\$59,700	LIFE	**	5	\$151,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$34,400	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

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	

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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%			2026	\$36,100	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 800 Amps Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$119,300	5	\$400	
<hr/>								
Raceway								
Conduit	15%			2036	**	1		
Conduit	85%			2026	\$82,200	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Fused Disc Sw	10%			2025	\$8,800	5	\$200	
Molded Case Bkrs	15%			2034	**	5	\$400	
Molded Case Bkrs	70%			2025	\$61,300	5	\$1,700	
<hr/>								
Wiring								
Braided Cloth	10%	2-4	\$15,000	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Thermoplastic	40%			2036	**	1		
Thermoplastic	50%			2026	\$75,100	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2031	**	5	\$200	
Locally Mounted	70%			2024	\$127,900	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2031	**	10	\$82,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T8 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	30%			2021	\$35,400	10	\$6,500	
Emergency, Battery	20%			2031	**	10	\$4,300	
Exit, Service	40%			2021	\$11,700	1		
Exit, Service	10%			2034	**	1		
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	85%							
Generic, Analog	15%			2026	\$138,500	1-3	\$8,400	

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

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	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source</i>							
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$88,800	
	<i>Damaged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units</i>							
<hr/>								
Distribution								
Steam Piping/Pump	100%			2026	\$611,500	4	\$6,600	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Terminal Devices								
Convactor/Radiator	95%			2024	\$785,900	1	\$27,500	
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Fan Coil Unit/Heat	5%			2021	\$65,600	1	\$1,500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$18,000	1		
No Component	90%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,000	
No Component	80%							
<hr/>								
Exhaust Fans								
Roof	10%			2026	\$7,000	2	\$300	
No Component	90%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2026	\$27,200	4	\$13,300	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement, Equipment Was Damaged During Hurricane Sandy</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
URBAN FAMILY CENTER
Asset # : 4445

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	
Plumbing								
Sanitary Piping								
Cast Iron	90%			LIFE	**	1		
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	10%	0-2	\$19,000	LIFE	**	1		
	<i>Damaged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Sump Pump(s)								
Rigid Piping	20%	0-2	\$2,200	2036	**	4	\$300	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement, 4 Of 8 Defective Pumps</i>							
Rigid Piping	80%			2021	\$8,600	4	\$1,300	
Backflow Preventer								
Generic	100%			2026	\$8,500	1	\$5,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2036	**	1-2	\$7,500	

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 : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

Asset Name : WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)
Address : 771-775 MAC DONOUGH 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 : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$68,300
Interior Architecture		\$72,600
Electrical		\$469,600
Total		\$610,400
Importance Code A		\$68,300
Importance Code B		\$505,000
Importance Code C		\$37,200
Total		\$610,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,600	\$800		\$2,700
Interior Architecture		\$15,300	\$17,000	
Electrical	\$1,000	\$1,800	\$1,000	\$1,100
Mechanical	\$10,200	\$3,800	\$5,800	\$26,300
Total	\$29,800	\$21,600	\$23,800	\$30,100
Importance Code A	\$20,800	\$3,100	\$2,200	\$5,000
Importance Code B	\$9,000	\$18,600	\$11,300	\$25,100
Importance Code C			\$10,300	
Total	\$29,800	\$21,600	\$23,800	\$30,100



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
WAYSIDE MAC DONOUGH 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)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%			LIFE	**	5	\$15,200	
Metal Panel	5%			2046	**	5-10	\$6,200	
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$5,100	
Metal Clad	5%			2034	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,100	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	60%			LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face And Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	20%	Now	\$5,700	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2046	**	5	\$2,000	
Metal Rail	5%	Now	\$700	2031	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	98%			2026	\$68,300	10	\$12,000	
Skylight, Metal/Glass	2%	Now	\$3,500	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2025	\$20,700	3	\$2,500	
Ceramic Tile	40%			2035	**	5	\$13,300	
Vinyl Tile	10%			2031	**	3	\$1,200	
Wood	45%			2054	**	5	\$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
WAYSIDE MAC DONOUGH 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)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	25%			2035	**	5	\$20,700	
Gypsum Board	75%			LIFE	**	5	\$37,200	
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$35,400	
Plaster	15%			LIFE	**	5	\$3,100	
Electrical								
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%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400a And Two 200a Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	95%			2036	**	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,100	
Wiring								
Thermoplastic	95%			2036	**	1		
Thermoplastic	5%			2046	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	5%			2026	\$36,100	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	35%			2034	**	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	60%			2026	\$433,500	2	\$600	
Egress Lighting								
Emergency, Battery	50%			2026	\$29,600	10	\$5,400	
Exit, Service	50%			2026	\$7,300	1		
Exterior Lighting								
LED	50%			2036	**			
No Component	50%							

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

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

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

Alarm

Security System

No Component

90%

Generic

10%

2034

**

1

\$1,700

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

**

1-3

\$8,300

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%

2046

**

1

Conversion Equipment

Hot Water Boiler

100%

2031

**

1

\$22,300

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

Location : Boiler Room

Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm-720,000 Btu/hr

Distribution

Hot Wtr Piping/Pump

100%

2034

**

4

\$3,300

Terminal Devices

Convactor/Radiator

100%

2031

**

1

\$14,500

Air Conditioning

Energy Source

Electricity

100%

2042

**

1

Conversion Equipment

Window/Wall Unit

25%

No Component

75%

2021

\$22,600

1

Ventilation

Distribution

Ductwork/Diffusers

50%

No Component

50%

LIFE

**

2-5

\$12,500

Exhaust Fans

Roof

100%

2026

\$34,900

2

\$1,400

Plumbing

H/C Water Piping

Brass/Copper

100%

2036

**

1

Water Heater

Gas Fired

50%

2025

\$5,100

2

\$300

Recent Installation, Extent : Light, Area Affected : 50%

Location : Basement, One Newly Installed Unit

Gas Fired

50%

0-2

\$5,100

2026

\$5,100

2

\$300

Corroded, Extent : Severe, Area Affected : 50%

Location : Basement, Deteriorated Unit

Sanitary Piping

Cast Iron

100%

LIFE

**

1

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

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH 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
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	99%							
Generic	1%			2036	* *	1-2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Laundry Room</i>						
		<i>Explanation : One Sprinkler Head Observed In Laundry Room</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.*

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

Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 28-Apr-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
 Block : 2425 Lot : 20 BIN : 2102353

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$239,500
Interior Architecture	\$70,700	\$137,100
Electrical		\$1,816,400
Mechanical	\$141,100	\$348,800
Total	\$211,900	\$2,541,700
Importance Code A		\$302,000
Importance Code B	\$211,900	\$2,187,800
Importance Code C		\$51,900
Total	\$211,900	\$2,541,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,600	\$6,900		\$300
Interior Architecture		\$21,300	\$4,700	\$1,100
Electrical	\$7,900	\$13,900	\$9,000	\$9,000
Mechanical	\$13,400	\$17,700	\$17,600	\$44,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$72,600	\$77,500	\$49,000	\$72,200
Importance Code A	\$36,400	\$9,700	\$2,800	\$3,200
Importance Code B	\$36,200	\$67,800	\$43,600	\$68,900
Importance Code C			\$2,500	
Total	\$72,600	\$77,500	\$49,000	\$72,200



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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.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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 in Place Concrete	5%			LIFE	**	5	\$22,000	
Masonry: Brick Cavity	95%			LIFE	**	5	\$83,500	
Windows								
Aluminum	100%			2042	**	5	\$5,900	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$2,300	
Metal Panel	5%			2046	**	5	\$600	
Metal: Cage/Fence	20%	Now	\$2,400	2031	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	80%	Now	\$31,200	2026			\$156,000	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Metal Panel	15%			2039	**	10	\$6,900	
Skylight, Metal/Glass	5%			2046	**	10	\$4,200	
Interior								
Floors								
Carpet	15%			2025	\$159,200	3	\$19,200	
Cast in Place Concrete	10%			LIFE	**	5	\$18,600	
Ceramic Tile	5%			2035	**	5	\$4,300	
Vinyl Tile	60%			2031	**	3	\$19,200	
Vinyl Tile	10%	2-4	\$70,700	2036	**	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,100	
Glass: Single Pane	10%			LIFE	**	5	\$7,600	
Gypsum Board	85%			LIFE	**	5	\$51,900	
Ceilings								
AcousTileSusp.Lay-In	20%			2039	**	5	\$17,000	
Gypsum Board	80%			LIFE	**	5	\$85,200	

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
WEBSTER AVENUE SRO
Asset # : 4451

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2036	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Main Service Switch Rated @ 3000 Amperes.</i>							
Switchgear / Switchboard							
Fused Disc Sw	90%			2036	**	5	\$200
Molded Case Bkrs	10%			2036	**	5	\$200
Raceway							
Conduit	100%			2036	**	1	
Panelboards							
Fused Disc Sw	5%			2034	**	5	\$100
Molded Case Bkrs	95%			2034	**	5	\$1,400
Wiring							
Thermoplastic	100%			2036	**	1	
Motor Controllers							
Locally Mounted	100%			2031	**	5	\$400
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$900
Stand-by Power							
Transfer Switches							
Automatic	100%			2031	**	1	\$17,800
Generators							
Diesel	100%			2029	**	1	\$22,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Roof</i>							
<i>Explanation : Emergency Generator Rated @ 230kw</i>							
Batteries							
Lead/Acid	100%			2019	\$1,500	5	\$2,100
Fuel Storage							
Day Tank	50%			2034	**	5	\$5,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Roof</i>							
<i>Explanation : No Available Nameplate Rating Capacity</i>							
Main Tank	50%			2041	**	5	\$800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 1000 Gallons Rating Capacity</i>							
Lighting							
Interior Lighting							
Fluorescent	95%			2026	\$867,800	10	\$49,600
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
Fluorescent	5%			2026	\$45,700	10	\$2,600
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Hallways</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
WEBSTER AVENUE SRO
Asset # : 4451

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								
Egress Lighting								
Emergency, Service	50%			2026	\$13,700	1		
Exit, Service	50%			2026	\$9,300	1		
Exterior Lighting								
HID	100%			2026	\$213,600	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$51,300	1	\$6,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : Cctv Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$585,800	1-3	\$35,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Hot Water Boiler	50%			2024	\$62,500	1	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,200	

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

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

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

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								
Terminal Devices								
Air Handler	10%			2031	**	1	\$3,500	
Convactor/Radiator	90%	Now	\$47,200	2031	**	1	\$14,900	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Pavilion And Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pavilion</i>								
<i>Explanation : There Is No Heat At All In 1st Fl. Pavilion</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	40%	Now	\$57,300	2027	\$286,300	2	\$1,100	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 35 Small Units, Various</i>								
Ext Pkg Unit - Heating/Cooling	10%	Now	\$36,600	2036	**	2	\$300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Units, Lower Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, Lower Roof</i>								
Window/Wall Unit	10%			2021	\$11,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	
Exhaust Fans								
Interior	20%			2031	**	2	\$400	
Roof	80%			2031	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2021	\$12,900	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								

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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
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-9</i>							
	<i>Explanation : 2 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$28,700	
Sprinkler								
Generic	100%			2046	* *	1-2	\$15,900	
Fire Pump								
Generic	100%			2029	* *	1	\$10,600	
Chemical System								
Generic	100%			2025	\$25,500	1-3	\$50,600	

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Print Date : 16-Sep-2016

DEPT. OF HOMELESS SERVICES - FY 2017

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 : 27-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$134,400
Interior Architecture	\$1,020,700	\$133,800
Electrical	\$402,600	\$108,300
Mechanical		\$372,900
Total	\$1,423,300	\$749,400
Importance Code A		\$134,400
Importance Code B	\$1,355,300	\$615,000
Importance Code C	\$67,900	
Total	\$1,423,300	\$749,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$63,000	\$33,800		
Interior Architecture	\$26,600	\$1,300		\$2,400
Electrical	\$20,600	\$1,600	\$1,400	\$44,200
Mechanical	\$5,600	\$5,200	\$4,900	\$34,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,700	\$45,900	\$10,200	\$84,900
Importance Code A	\$65,800	\$36,700	\$2,800	\$2,900
Importance Code B	\$53,900	\$7,900	\$7,400	\$82,000
Importance Code C		\$1,300		
Total	\$119,700	\$45,900	\$10,200	\$84,900



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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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 in Place Concrete	2%			LIFE	**	5	\$3,900	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	98%			LIFE	**	5	\$38,300	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	Now	\$30,600	2034	**	5	\$1,200	
	<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
Wood	5%	Now	\$3,600	2051	**	5	\$700	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Parapets								
Metal Rail	100%			2039	**	5-10	\$55,700	
Roof								
Roll Roofing	95%	Now	\$28,800	2022	\$96,000	5	\$19,900	
	<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Slate	5%			LIFE	**			

Interior

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	10%			LIFE	**	5	\$9,300	
Ceramic Tile	5%	Now	\$40,400	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2041	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$26,600	2026	\$88,500	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Wood	55%	Now	\$755,500	2066	**	5	\$22,000	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Structural Stability Of Floor Beams Is Questionable</i>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$2,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Glass: Single Pane	2%			LIFE	**	5	\$800	
Gypsum Board	43%			LIFE	**	5	\$13,200	
Masonry: Brick	35%	Now	\$67,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**			
Ceilings								
Exposed Struc: Wood	15%	Now	\$156,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
Gypsum Board	85%			LIFE	**	5	\$45,300	

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	

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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%			2026	\$4,700	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : Two 400 Amps And Three 200 Amps Main Disconnect Switch For The House And Apt. Units</i>								
Raceway								
Conduit	80%			2026	\$27,600	1		
Conduit	20%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Fused Knife Sw	15%	2-4	\$4,400	2051	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	60%			2025	\$17,500	5	\$500	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$54,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$402,600	10	\$23,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2034	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	10%			2034	**	10	\$2,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	45%			2021	\$16,900	10	\$3,100	
Emergency, Battery	5%			2036	**	10	\$300	
Exit, Service	50%			2026	\$4,600	1		
Exterior Lighting								
HID	50%			2026	\$53,500	10		
No Component	50%							

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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

Alarm

Security System

No Component

70%

Generic

30%

2026

\$25,700

1

\$3,300

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2034

* *

1-3

\$8,900

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

Heating

Energy Source

Fuel Oil No 2

100%

2026

\$68,500

5

\$8,800

Conversion Equipment

Steam Boiler

50%

2031

* *

1

\$14,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : Iunit*

Steam Boiler

50%

2046

* *

1

\$14,100

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1 Unit In The Basement.*

Distribution

Steam Piping/Pump

100%

2046

* *

4

\$2,100

Terminal Devices

Convactor/Radiator

100%

2024

\$262,800

1

\$9,200

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Window/Wall Unit

30%

2021

\$17,200

1

No Component

70%

Ventilation

Exhaust Fans

Roof

10%

2026

\$2,200

2

\$100

Wall Unit

20%

2021

\$8,400

2

\$200

No Component

70%

Plumbing

H/C Water Piping

Brass/Copper

50%

2036

* *

1

Galv Iron/Steel

50%

2024

\$41,600

1

Water Heater

Oil Fired

100%

2026

\$8,600

1

\$800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 2 Unit In The Basement.*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

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	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3, 4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	\$8,000	

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