Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : 85 LEXINGTON AVENUE

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

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

Date of Survey : 28-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1967 Lot : 68 BIN : 3056327

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$554,600
Electrical		\$269,800
Mechanical		\$35,300
Total		\$859,700
Importance Code B		\$859,700
Total		\$859 700

Importance Code C			\$2,200	
Importance Code B	\$34,700	\$30,100	\$10,800	\$17,100
Importance Code A	\$4,600	\$8,100	\$4,200	\$31,500
Total	\$39,300	\$38,300	\$17,100	\$48,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$3,600	\$3,300	\$4,100	\$7,500
Electrical	\$2,200	\$4,600	\$2,200	\$3,000
Interior Architecture	\$26,200	\$19,500	\$4,000	\$3,900
Exterior Architecture	\$3,400	\$6,900	\$3,000	\$30,200
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 1976

rchitecture	С	Current Repair		Future Replacement		Maintenance	
stem Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$25,000	
Masonry: Brick	10%		LIFE	* *	5	\$2,800	
		ation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: V	vest Façaae v : Stucco On Brick					
Windows	Explanation	: Stucco On Brick					
Aluminum	100%		2043	* *	5	\$1,900	
Parapets	10070		2013			ψ1,500	
Masonry: Brick	60%		LIFE	* *	5	\$2,600	
Metal Panel		Now \$3,400	2047	* *	5	\$400	
		ng Elements, Extent : Seve		Affected : 20%			
	Location : C	Coping At West Parapet					
	Deformed/De	nted, Extent : Severe, Ared	a Affected	l : 20%			
	Location : C	Coping At West Parapet					
Metal: Cage/Fence	35%		2040	* *	5-10	\$11,900	
Roof							
Asphalt Shingle	5%		2036	* *	10	\$300	
IRMA/Protected	85%		2032	* *	10	\$30,200	
Membrane	Dansan Dlasak	Dallast Entant Madanata	1 mag 1 f	Control . 1000/			
	Location : T	Ballast, Extent : Moderate Phroughout	, Агеа Ајј	естеа : 100%			
D 11 D . C		nroughoui	2026	Φ14.C00		Φ7.000	
Roll Roofing	10%		2026	\$14,600	5	\$5,900	
erior Floors							
Ceramic Tile	10%		2036	* *	5	\$3,600	
Quarry Tile	5%		2040	* *	5	\$2,700	
Vinyl Tile	85% 1	Now \$26,200	2027	\$261,700	3	\$11,600	
· 111/1 1110		mbling, Extent : Light, Ar			5	Ψ11,000	
	Location : T		55				
Interior Walls							
Ceramic Tile	10%		2036	* *	5	\$4,300	
Gypsum Board	85%		LIFE	* *	5	\$22,100	
SGFT/Glazed Masonry	5%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	100%		2025	\$292,900	5	\$36,300	
		oloring, Extent : Light, Ar	ea Affecto	ed : 25%			
	Location : T	Throughout					

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

Under 600 Volts

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

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

Asset #: 1976

Electrical	Current Re	Current Repair Fu		M	Maintenance	
System Component Type	% of Fail Date F Total (Years)		ear Estimated Co	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%		* *	* 5	\$100	
	Other Observation, Ext		Affected : 100%			
	Location : Electrical I					
	Explanation : One 80	O Amperes Main Disc	onnect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	20	**	* 5	\$700	
Raceway						
Conduit	100%	20	**	* 1		
Panelboards						
Fused Disc Sw	5%	20	**	* 5		
Molded Case Bkrs	95%	20	35 *	* 5	\$600	
Wiring						
Thermoplastic	100%	20	* * *	* 1		
Motor Controllers						
Locally Mounted	100%	20	* 32	* 5	\$200	
Ground						
Grounding Devices						
Generic	100%	LI	FE *	* 5	\$400	
stand-by Power						
Transfer Switches						
Automatic	100%	20	* *	* 1	\$7,600	
Generators						
Diesel	100%	20	* * *	* 1	\$9,600	
	Other Observation, Ext	ent : Moderate, Area	Affected : 100%			
	Location : Generator	Room Outside				
	Explanation: One 60	Kw				
Batteries						
Lead/Acid	100%	20	20 \$1,50	0 5	\$900	
Fuel Storage						
Main Tank	100%	20	42 *	* 5	\$700	
	Other Observation, Ext	ent : Moderate, Area	Affected : 100%			
	Location : Generator	Room Outside				
	Explanation: One 30	O Gallons				
ighting						
Interior Lighting						
Fluorescent	100%	20	27 \$176,80	0 10	\$22,200	
	Other Observation, Ext	ent : Moderate, Area	Affected : 100%			
	Location: Throughou	t The Building				
	Explanation: T-8 Lan	ıps				
Egress Lighting						
Emergency, Service	50%	20	27 \$6,00	0 1		
Emergency, Battery	10%		27 \$3,30		\$600	
Exit, Service	40%		27 \$3,20			
Exterior Lighting			. , .			
HID	100%	20	27 \$93,00	0 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.

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

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

Asset #: 1976

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source							
Fuel Oil No 2	100%	2037	* *	5	\$7,500		
	Other Observation, Extent : Light, Are	ea Affected	: 100%				
	Location: Basement						
	Explanation: 1 Tank						
Conversion Equipment	1000/	2022	* *		ф1 <b>2</b> 000		
Hot Water Boiler	100%	2032		1	\$12,000		
	Other Observation, Extent: Light, Are Location: Basement Boiler Room	ea Affected	: 100%				
Distribution	Explanation: 1 Unit						
Hot Wtr Piping/Pump	100%	2026	\$35,300	4	\$1,200		
Terminal Devices	10078	2020	\$33,300	4	\$1,200		
Convector/Radiator	100%	2047	* *	1	\$7,800		
Convector/Radiator	Recent Installation, Extent: Light, Are		. 100%	1	\$7,800		
	Location: Throughout	a rijjecica	. 100/0				
ir Conditioning							
Energy Source							
Electricity	100%	2035	* *	1			
Conversion Equipment							
Interior Pkg Unit -	50%	2032	* *	2	\$700		
Cooling							
	Other Observation, Extent : Light, Are	ea Affected	: 50%				
	Location: 1st Floor And Basement						
	Explanation: 1 Unit Each Floor In	Basement A	And 1st Floor.				
Window/Wall Unit	50%	2025	\$23,600	1			
	Other Observation, Extent : Light, Are	ea Affected	: 60%				
	Location: Basement						
	Explanation : Package Unit Replace	ment Is In	Progress				
Tentilation							
Distribution							
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$5,400		
No Component	60%						

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

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

Mechanical	Current Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation						
Exhaust Fans						
Interior	30%	2027	\$24,200	2	\$200	
Roof	15%	2027	\$5,600	2	\$100	
No Component	55%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Gas Fired	100%	2025	\$13,800	2	\$400	
	Other Observation, Extent : Lig Location : Basement	ht, Area Affected	: 100%			
	Explanation: 1 Gas Fired Ho	t Water Heater.				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	<i>Location</i> : <i>B</i> , <i>1</i> , <i>2</i> , <i>R</i>					
	Explanation: 1 Unit (Nb: Not	In Service)				
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$6,800	
Chemical System						
Generic	100%	2025	\$1,900	1-3	\$4,000	

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$244,600	\$633,200
Interior Architecture	\$625,800	\$1,306,900
Electrical	\$1,970,300	\$3,788,300
Mechanical		\$4,110,600
Total	\$2,840,700	\$9,839,000
Importance Code A	\$244,600	\$633,200
Importance Code B	\$2,596,100	\$9,162,600
Importance Code C		\$43,200
Total	\$2.840,700	\$9,839,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$43,000	
Interior Architecture	\$38,500	\$19,700	\$3,900	
Electrical	\$34,900	\$22,200	\$41,600	\$25,800
Mechanical	\$48,700	\$43,300	\$103,200	\$46,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$132,100	\$95,200	\$201,500	\$81,900
Importance Code A	\$17,400	\$17,400	\$60,700	\$17,400
Importance Code B	\$89,500	\$77,800	\$140,800	\$64,500
Importance Code C	\$25,200			
Total	\$132,100	\$95,200	\$201,500	\$81,900



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

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

Asset #: 4452

Architecture		Current	Repair	Future Replacement		Maintenance		
System	% of	Fail Date	<b>Estimated Cost</b>	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Exterior Exterior Walls								
Copper/Terne	2%			2061	* *	10	\$16,200	
Masonry: Brick	88%		\$200,000	LIFE	* *	5	\$303,800	
1.1400111.31.211011			nents, Extent : Light		ffected : 1%		\$202,000	
		-	ry Of Drill Area	,	J			
Masonry: Brownstone	10%			LIFE	* *	5	\$25,900	
Windows	1070						\$22,500	
Aluminum	95%			2048	* *	5	\$20,000	
Metal Louvers	5%			2035	* *	10	\$6,600	
Parapets							\$0,000	
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	\$241,200	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	\$13,300	LIFE	* *	5	\$10,300	
	Cracking/	Crumbling	, Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Stair Lo	cated At Entrance					
Vinyl Tile	40%			2026	\$975,900	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	\$25,200	LIFE	* *	5	\$43,200	
	Cracking/	Crumbling	, Extent : Light, Are	ea Affecte	ed : 2%			
	Location	ı: 5th Floo	or Common Area					
SGFT/Glazed Masonry	5%			LIFE	* *			
-	Cracking/	Crumbling	, Extent : Light, Are	ea Affecte	ed : 2%			
	Location	ı : Side Ent	ry To Drill Area					
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	\$576,500	LIFE	* *			
	-		t : Moderate, Area A	Affected	: 15%			
	Location	ı : Drill Flo	oor					
Gypsum Board	10%			LIFE	* *	5	\$32,900	
Plaster	40%			LIFE	* *	5	\$65,800	

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

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

Asset #: 4452

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment						_		
Fused Disc Sw	100%			2036	* *	5	\$700	
			xtent : Light, Area	Affected	: 100%			
		: Electrica		500 4				
Cyvitah agan / Cyvitah hagan	Explanat	ion : Main	Service Rated @ 2	300 Am <sub>l</sub>	oeres			
Switchgear / Switchboard Fused Disc Sw	100%			2036	* *	5	\$700	
Raceway	10070			2030			\$700	
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$106,400	1		
Panelboards	3070			2020	\$100,400	1		
Molded Case Bkrs	70%			2042	* *	5	\$3,200	
Molded Case Bkrs	30%			2025	\$48,900	5	\$1,400	
Wiring	3070			2023	ψ10,200		ψ1,100	
Braided Cloth	30%	2-4	\$79,300	2051	* *	1		
2101000 010111			nt : Light, Area Afj		00%	-		
		: Through						
Thermoplastic	70%			2046	* *	1		
Motor Controllers	7070			2010		-		
Locally Mounted	80%			2031	* *	5	\$900	
Locally Mounted	20%			2024	\$29,600	5	\$200	
Ground					4-2,000		4-00	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,600	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explanat	ion : No G	round Wire Jumpin	g The W	ater Meter			
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$53,600	
Generators								
Diesel	100%			2029	* *	1	\$67,500	
			xtent : Light, Area	Affected	: 100%			
		: Generate						
	Explanat	ion : 250 K	(w					
Batteries	1000/			2010	<b>#1</b> (00	-	<b>#20.000</b>	
Nickel Cadmium	100%			2019	\$1,600	5	\$38,900	
Fuel Storage	1000/			2041	* *	5	Ø5 200	
Main Tank	100%			2041		5	\$5,200	
ighting Interior Lighting								
Interior Lighting Fluorescent	90%			2026	\$2 826 600	10	\$1 <i>45</i> 100	
riuorescent		And Firtu	res, Extent : Light,		\$2,836,600	10	\$145,100	
	_		out The Building	инси Ајј	cu . 100/0			
Flance		. Imough	om The Bulling	2021	<b>#215.200</b>	10	017.100	
Fluorescent	10%	a And Etc.	una Entant : I: 1	2021	\$315,200	10	\$16,100	
	_		ures, Extent : Light		јестеа : 100%			
	Location	. Dasemen	t And Sub-basemer	ıı				

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

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

Asset #: 4452

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2026	\$47,200	1		
Exit, Service	50%		2026	\$31,900	1		
Exterior Lighting							
HID	80%		2026	\$574,600	10	\$400	
HID	20%		2031	* *	10	\$100	
Alarm							
Security System							
No Component	75%						
Generic	25%		2034	* *	1	\$16,300	
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Entranc	e Areas And Some <b>C</b>	Corridors	;			
	Explanation: CCT	V Only					
Fire/Smoke Detection							
No Component	20%						
Generic, Analog	80% 0-2	\$1,575,800	2036	* *	1-3	\$78,100	
_	Malfunctioning, Exte	ent : Light, Area Affe	ected : 50	0%			
	Location: Various	Areas Around The H	Building				

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%	2036	* *	1			
	Other Observation, Extent : Light	ht, Area Affected :	100%				
	Location : Vault						
	Explanation : 4,500 Gallon Ta	nk #2 Fuel					
Conversion Equipment							
Steam Boiler	100%	2039	* *	1	\$174,100		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Boiler Room						
	Explanation: 2 Units						
Distribution							
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$49,000		
Central Plant Steam	50%	2036	* *	4	\$6,500		
Piping/Pmp							
Terminal Devices							
Air Handler	40%	2026	\$1,010,000	1	\$43,500		
Convector/Radiator	40%	2031	* *	1	\$22,700		
Fan Coil Unit/Heat	20%	2026	\$537,900	1	\$11,400		
Air Conditioning							
Energy Source							
Electricity	100%	2042	* *	1			

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

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

Asset #: 4452

Mechanical	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs) Priori
Air Conditioning			
Conversion Equipment Interior Pkg Unit -	25%	2027 \$1,678,600	2 \$2,700
Cooling Interior Pkg Unit - Cooling	10%	2024 \$671,400	2 \$1,100
No Component	65%		
Distribution	0370		
Ductwork/Diffusers	25%	LIFE **	2 \$57,200
No Component	75%		
Heat Rejection			
Water Cooling Tower	25%	2027 \$59,600	2 \$44,200
No Component	75%		
Ventilation			
Distribution			
Ductwork/Diffusers	100%	LIFE **	2-5 \$98,000
Exhaust Fans	1000/	2026	0 05 400
Interior	100%	2026 \$7,400	2 \$5,400
Plumbing			
H/C Water Piping	1000/	2026	4
Brass/Copper	100%	2036 **	1
Water Heater	1000/	2024 #100 500	2
Gas Fired	100%	2024 \$109,500	2 \$2,600
	Other Observation, Extent: L	ight, Area Affected : 100%	
	Location: Boiler Room	Will 250 G H G T I	
	Explanation : Indirect Fired	With 250 Gallon Storage Tank	
Sanitary Piping	1000/	1155 **	1
Cast Iron	100%	LIFE **	1
Storm Drain Piping	1000/	1155 **	1
Cast Iron	100%	LIFE **	1
Sump Pump(s)	1000/	2026	42.500
Non-Submersible	100% Other Observation, Extent: L Location: Basement		4 \$3,700
Backflow Preventer	Explanation: 2 - Duplex Un	113	
	1000/	2031 **	1 \$10.800
Generic	100%	2031 **	1 \$10,800
Fixtures	1000/		
Generic	100%		
Vertical Transport			
Elevators Hydraulic	100%	LIFE **	
nydraune	Other Observation, Extent : L Location : Basement To 5th .	ight, Area Affected : 100%	
	Explanation: 2 Units		
Fire Suppression			
Standpipe			

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

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

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

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

Page: 12

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$449,800
Interior Architecture	\$319,200	\$1,234,000
Electrical	\$788,900	\$636,600
Mechanical		\$589,900
Total	\$1,108,100	\$2,910,300
Importance Code A		\$449,800
Importance Code B	\$966,900	\$2,389,600
Importance Code C	\$141,200	\$70,800
Total	\$1,108,100	\$2,910,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$3,900		\$42,900
Interior Architecture	\$13,300		\$23,700	\$1,000
Electrical	\$1,300	\$2,000	\$3,000	\$16,700
Mechanical	\$11,700	\$14,300	\$19,600	\$39,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$44,000	\$37,900	\$64,100	\$117,900
Importance Code A	\$5,400	\$9,300	\$5,400	\$48,300
Importance Code B	\$38,500	\$28,600	\$58,600	\$69,600
Importance Code C				
Total	\$44,000	\$37,900	\$64,100	\$117,900



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

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

Asset #: 1970

% of Total	Fail Date	<b>Estimated Cost</b>	¥7	F 4: 4 1G 4			
Iotai	(Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
					5	\$191,900	
	-	_	rea Affec	ted : 66%			
		Oui 2012	LIEE	* *	5	\$106 500	
		nt Frient · Light A			3	\$190,500	
	•		rearijjec	ieu . 0070			
			LIFE	* *	5	\$9 200	
				* *			
						401,100	
100%			2043	* *	5	\$38,300	
			LIFE	* *	5	\$1,900	
					5	\$1,400	
	-	_	rea Affec	ted : 66%			
		out					
35%			2040	* *	5-10	\$6,700	
100/			2027	Ø1 6 500	1.0	Φ2 (00	
				•			
		Extent Light Anga			10	\$12,600	
			Ајјестеи	. 100%			
		011 2012	2032	* *	10	\$10.800	
3370			2032		10	\$17,000	
5%			LIFE	* *	5	\$18,000	
10%			2036	* *	5	\$16,500	
5%			LIFE	* *	5	\$6,400	
75%			2027	\$1,049,800	3	\$46,400	
5%	Now	\$70,000	2037	* *	3	\$3,100	
			erate, Are	ea Affected : 100%			
			, Area Af	fected : 100%			
_	_						
_		\$36,100	2036	* *	5	\$6,600	
_			, Area Af	fected : 10%			
Location	ı : Through	out					
5%			LIFE	* *			
5%	Now	\$105,000	LIFE	* *	5	\$3,900	
_	_		, Area Af	fected : 75%			
	_		Area Aff	ected : 100%			
				. 100/0			
			LIEE	* *	- 5	\$66,000	
	Recent Re	Location: Through  80%  Recent Repair Evider Location: Through  5%  5%  100%  10%  55%  Recent Repair Evider Location: Through  35%  Recent Installation, E Location: Through  55%  75%  5%  10%  5%  75%  5%  Now  Broken/Missing Elem Location: Through  Cracking/Crumbling, Location: Through  5%  75%  Now  Cracking/Crumbling, Location: Through  5%  7%  Now  Cracking/Crumbling, Location: Through  Through	Recent Repair Evident, Extent: Light, A Location: Throughout 2012  80% Recent Repair Evident, Extent: Light, A Location: Throughout 2012  5% 5% 100%  10% 55% Recent Repair Evident, Extent: Light, A Location: Throughout 35%  10% 35% Recent Installation, Extent: Light, Area Location: Throughout 2012  55%  5% 10% 5% 75% 5% Now \$70,000 Broken/Missing Elements, Extent: Moderate Location: Throughout  Cracking/Crumbling, Extent: Moderate Location: Throughout  5% 0-2 \$36,100 Cracking/Crumbling, Extent: Moderate Location: Throughout  5% 5% Now \$105,000 Cracking/Crumbling, Extent: Moderate Location: Throughout  5% 5% Now \$105,000 Cracking/Crumbling, Extent: Moderate Location: Throughout  Throughout	Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 2012  80% LIFE Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 2012  5% LIFE 5% 2047  100% 2043  10% LIFE 55% LIFE Recent Repair Evident, Extent: Light, Area Affect Location: Throughout 35% 2040  10% 2027 35% 2035  Recent Installation, Extent: Light, Area Affected Location: Throughout 2012  55% 2032  5% LIFE 10% 2036 5% LIFE 75% 2027 5% Now \$70,000 2037  Broken/Missing Elements, Extent: Moderate, Area Affectedin: Throughout Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  5% 0-2 \$36,100 2036  Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  5% 0-2 \$36,100 2036  Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  5% 0-2 \$36,100 2036  Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  5% 0-2 \$36,100 2036  Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  5% Now \$105,000 LIFE  Cracking/Crumbling, Extent: Moderate, Area Affected Location: Throughout  Deteriorated Finish, Extent: Moderate, Area Affected Location: Throughout  Deteriorated Finish, Extent: Moderate, Area Affected Location: Throughout	Recent Repair Evident, Extent : Light, Area Affected : 66%	Recent Repair Evident, Extent: Light, Area Affected: 66%   Location: Throughout 2012   80%	Recent Repair Evident, Extent: Light, Area Affected: 66%   Location: Throughout 2012

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

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

Asset #: 1970

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$13,300	2040	* *	5	\$8,200	
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Metal Panel	20%			LIFE	* *	5	\$41,200	
Plaster	65%			LIFE	* *	5	\$67,000	
Plaster	5%	Now	\$108,000	LIFE	* *	5	\$5,200	
	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area A	Affected : 50%			
	Location	: Through	out					
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 100%			
	Location	: Through	out					

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$146,400	5	\$3,600	
Raceway								
Conduit	80%			2027	\$121,300	1		
Conduit	20%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,900	5	\$300	
Molded Case Bkrs	90%			2026	\$107,400	5	\$3,200	
Wiring								
Braided Cloth	75%	2-4	\$179,300	2052	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed: 100%			
	Location	ı: Through	out The Building					
Thermoplastic	25%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$261,400	5	\$900	
Lighting					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Interior Lighting								
Fluorescent	100%			2032	* *	10	\$101,000	
	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı: Through	out The Building					
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$13,300	
Exit, Service	50%			2032	* *	1	•	
Exterior Lighting								
HID	100%			2022	\$508,500	10	\$400	
Alarm					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Security System								
No Component	90%							
Generic	10%			2035	* *	1	\$5,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1970

Electrical	Current	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$8,300	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
HTHW/HW	100%		2037	* *	1		
	Other Observation,		Affected	: 100%			
	Location: Baseme						
	Explanation : Stea	m And Hot Water Si	ıpplied F	rom Nearby Cumb	erland H	Iospital	
Conversion Equipment Heat Exchanger, Plate & Frame	100%		2036	* *	1	\$54,500	
	Other Observation,			: 100%			
		it Building Basemen					
	Explanation : 3 Ne	w Units Located In	Adjacent	Building Basemer	ıt		
Distribution				<b>.</b>	_		
Hot Wtr Piping/Pump	100%		2026	\$160,600	4	\$5,400	
Terminal Devices							
Convector/Radiator	85%		2032	* *	1	\$30,200	
Fan Coil Unit/Heat	5%		2032	* *	1	\$1,800	
No Component	10%						
	Other Observation, Location: Penthol	ise					
	Explanation: 3 Ol	osolete Abandoned A	Air Handi	ler Units Remainin	g		
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	5%		2022	\$10,700	1		
No Component	95%						
Ventilation							
Distribution							
Ductwork/Diffusers	5%		LIFE	* *	2-5	\$3,100	
No Component	95%						
Exhaust Fans							
Interior	5%		2032	* *	2	\$200	
No Component	95%						
	Other Observation, Location: Penthol	_	Affected	: 0%			
	Explanation: 3 Ol	osolete Abandoned U	Inits Ren	naining			
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		

All component repairs \$ estimates are in current aduars and are not escalated for potential fainted in Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
HW Heat Exchanger					*	
Steam Fired	100%	2037	**	4	\$10,900	
	Other Observation, Extent: Light, A		10%			
	Location: Adjacent Building Basen					
G : P: :	Explanation: 2 Hot Water Exchange	gers				
Sanitary Piping	1000/	LIDE	* *	1		
Cast Iron	100%	LIFE	4.4	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/					
Not Accessible	100%					
Sewage Ejector(s)	1000/	2022	* *	4	Φ0.100	
Electric	100%	2032		4	\$8,100	
	Other Observation, Extent: Light, Al		10%			
	Location : Adjacent Building Basen					
D 1 d D	Explanation: 1 Unit In Adjacent Bu	uilding Basemen	ıt			
Backflow Preventer	1000/	2022	* *	1	<b>#0.200</b>	
Generic	100% Other Observation, Extent: Light, A	2032		1	\$8,300	
	Location : Adjacent Building Basen		070			
	Explanation : 1 Unit In Adjacent Bi		.4			
Fixtures	Explanation : 1 Onti In Adjacent Bi	ullaing basemen	li .			
Generic	100%					
	10076					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent : Light, A		00%			
	Location : B-8	гей Аујестей . 10	070			
	Explanation: 2 Units					
Fire Suppression	Expanation . 2 Onus					
Standpipe						
Generic	100%	2027	\$429,300	1-5	\$55,500	
Sprinkler	10070	2021	Ψ122,500	1 2	ψ55,500	
No Component	97%					
Generic	3%	2027	\$30,300	1-2	\$900	
Fire Pump	270	2021	\$50,500		Ψ	
Not Accessible	100%					
110111000551010	100/0					

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

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

Page: 17

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

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

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

Date of Survey : 25-Apr-2016 Landmark Status : NONE

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

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$75,500	\$176,400
Interior Architecture	\$1,342,300	\$889,200
Electrical	\$386,500	\$710,400
Mechanical		\$612,100
Total	\$1,804,200	\$2,388,100
Importance Code A	\$75,500	\$176,400
Importance Code B	\$1,480,100	\$2,211,700
Importance Code C	\$248,600	
Total	\$1,804,200	\$2,388,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$9,300	\$9,000	_	\$600
Interior Architecture	\$72,200			\$11,100
Electrical	\$6,900	\$14,800	\$7,600	\$32,100
Mechanical	\$30,900	\$14,900	\$21,600	\$44,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$131,100	\$50,600	\$41,100	\$100,100
Importance Code A	\$17,700	\$17,500	\$8,400	\$9,200
Importance Code B	\$77,200	\$33,100	\$32,700	\$90,900
Importance Code C	\$36,100			
Total	\$131,100	\$50,600	\$41,100	\$100,100



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

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

Asset #: 2588

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,400	
Masonry: Brick	70%			LIFE	* *	5	\$128,100	
Masonry: Limestone	10%			LIFE	* *	5	\$13,700	
Metal, Corrugated	7%	Now	\$9,300	2037	* *	1		
	Deteriora	ted Finish,	Extent : Light, Ared	a Affected	d: 25%			
	Location	ı : South Fo	ıcade					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, 1	Area Affected : 25%	%		
	Location	ı : South Fa	ıcade					
Slate Panels	3%			LIFE	* *	5	\$4,100	
Windows								
Aluminum	100%	Now	\$75,500	2043	* *	5	\$9,000	
		nc Not Fun 1 : Through	ct, Extent : Light, A out	rea Affe	cted : 10%			
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$500	
-	Recent Re	pair Evider	nt, Extent : Light, A	rea Affec	rted : 66%			
	Location	ı: Through	out					
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	
11	Recent Re		ent, Extent : Light, a out 2013		ected : 100%		, , , , ,	
Modified Bitumen	50%			2037	* *	10	\$19,300	
	Recent Re		ent, Extent : Light, a out 2015	Area Affe	ected : 100%			

Interior

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

Architecture	Current I	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Floors Cast in Place Concrete	8% Now Cracking/Crumbling, Location: Through	_	LIFE ea Affected	* * d : 5%	5	\$22,300	
Ceramic Tile	10% Now Cracking/Crumbling, Location: Through		2030 c, Area Aff	* * fected : 50%	5	\$6,400	
Mosaic Tile	2% Now Cracking/Crumbling, Location: Through		2047 e, Area Aff	* * ected : 10%	5	\$3,200	
Quarry Tile	5% Now Cracking/Crumbling, Location: Through		2032 e, Area Aff	* * Fected : 30%	5	\$4,800	
Terrazzo	5% Now Cracking/Crumbling, Location: First Flo		LIFE e, Area Aff	* * Fected : 20%	5	\$5,000	
Vinyl Tile	55% Now Cracking/Crumbling, Location: Through		2027 e, Area Aff	\$594,000 fected : 20%	3	\$26,200	
Vinyl Tile 9" X 9"	15% 0-2 Cracking/Crumbling, Location : Through		2022 c, Area Aff	\$209,900 fected : 40%	3	\$7,200	
Interior Walls							
Ceramic Tile	5% Now Cracking/Crumbling, Location: Through	_	2036 ea Affected	* * d : 20%	5	\$4,400	
Concrete Masonry Unit	10% Now Cracking/Crumbling, Location: Through	_	LIFE ea Affected	* * d : 10%	5	\$7,100	
Gypsum Board	30% Now Cracking/Crumbling, Location: Through		LIFE ea Affected	* * d : 10%	5	\$31,800	
Plaster	10% Now Cracking/Crumbling, Location: Boiler R Loose/Delam Surface Location: Through	oom e, Extent : Severe, A			5	\$5,300	
Plaster SGFT/Glazed Masonry	35% 10% Now Cracking/Crumbling, Location: Through		LIFE LIFE c, Area Aff	* * * * fected : 20%	5	\$18,500	

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

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

Asset #: 2588

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	Cracking/	Now Crumbling, : Througho	\$59,000 Extent : Moderate out	2025 , Area Aj	\$295,200 ffected : 20%	5	\$15,900	
		iscoloring, : Corridor	Extent : Moderate s	, Area Aj	ffected : 25%			
AcousTileSusp.Lay-In	10%	Now	\$30,800	2032	* *	5	\$6,400	
	_	Crumbling, : Througho	Extent : Moderate out	, Area Aj	ffected : 30%			
Exposed Concrete	5%	Now	\$40,900	LIFE	* *	5	\$1,000	
•	_	Crumbling, : Througho	Extent : Moderate	, Area A <u>j</u>	ffected : 20%			
Gypsum Board	20%	Now	\$77,100	LIFE	* *	5	\$31,800	
,,	_	Crumbling, : Througho	Extent : Moderate out	, Area A <u>j</u>	ffected : 30%		·	
Plaster	Cracking/0	Now Crumbling, : Througho	\$200,000 Extent : Moderate out	LIFE , Area Aj	* * ffected : 30%	5	\$31,800	

ectrical	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2037	* *	5	\$400	
	Other Observation,	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electric	cal Room					
	Explanation: One	1600 Amperes And	One1200	) Amperes Main Di	sconneci	Switch	
Switchgear / Switchboard							
Fused Disc Sw	70%		2037	* *	5	\$300	
Molded Case Bkrs	30%		2027	\$36,600	5	\$700	
Raceway							
Conduit	30%		2037	* *	1		
Conduit	70%		2027	\$69,200	1		
Panelboards							
Fused Disc Sw	10%		2026	\$9,000	5	\$200	
Molded Case Bkrs	60%		2026	\$53,700	5	\$1,300	
Molded Case Bkrs	30%		2035	* *	5	\$700	
Wiring							
Braided Cloth	70% 0-2	\$107,500	2052	* *	1		
	Insulation Aged, Ex	tent : Moderate, Are	a Affecte	d:0%			
	Location: Through	hout					
Thermoplastic	30%		2037	* *	1		
Motor Controllers							
Locally Mounted	100%		2025	\$168,100	5	\$600	

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

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

Asset #: 2588

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices				_		
Generic	100%	LIFE	* *	5	\$1,200	
Stand-by Power						
Transfer Switches Automatic	100%	2032	* *	1	\$26,200	
Generators	100%	2032		1	\$26,200	
Diesel	100%	2030	* *	1	\$32,900	
Diesei	Other Observation, Extent : Mode		1 · 100%	1	\$32,900	
	Location: Generator Room	raie, mea myceiet	. 100/0			
	Explanation : One 300kw					
Batteries						
Lead/Acid	100%	2020	\$1,500	5	\$3,100	
Fuel Storage						
Day Tank	50%	2035	* *	5	\$7,900	
•	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%			
	Location: Generator Room					
	Explanation: One 75 Gallons					
Main Tank	50%	2042	* *	5	\$1,300	
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%			
	Location: Generator Room					
	Explanation: One 275 Gallons					
Lighting						
Interior Lighting						
Fluorescent	80%	2035	* *	10	\$62,400	
	Other Observation, Extent: Mode		d: 100%			
	Location : Throughout The Build	ling				
	Explanation: T-8 Lamps					
Fluorescent	20%	2022	\$279,000	10	\$15,600	
	Other Observation, Extent : Mode		d : 100%			
	Location: Throughout The Build	ling				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Service	20%	2022	\$8,300	1		
Emergency, Service	40%	2035	**	1		
Exit, Service	30%	2027	\$8,500	1		
Exit, Service	10%	2035	* *	1		
Exterior Lighting	1000/	2.2-	<b>4222 7</b> 22	4.0	***	
HID	100%	2027	\$320,500	10	\$300	
Alarm						
Fire/Smoke Detection	900/					
No Component	80%	2022	* *	1.2	<b>010.500</b>	
Generic, Digital	20%	2032	* *	1-3	\$10,500	

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

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

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

Asset #: 2588

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source	1000/		20.45	* *			
Natural Gas	100%		2047	* *	1		
Conversion Equipment	1000/		• • • • •	* *		404.400	
Steam Boiler	100%		2040		1	\$84,200	
	Other Observation, Ex. Location : Power Ho Heating Devices Explanation : 3 Units	use Next To The E			Converts	Hot Water For	
Distribution							
Hot Wtr Piping/Pump	90%		2026	\$111,500	4	\$3,800	
Central Plant Steam	10% Now	\$13,500	2047	* *	4	\$400	
Piping/Pmp							
	Leak Evident, Extent : Location : Throughou		cted : 10	%			
Terminal Devices							
Air Handler	5%		2032	* *	1	\$2,600	
Convector/Radiator	95%		2032	* *	1	\$26,100	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2022	\$16,600	1		
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	5%		LIFE	* *	2-5	\$2,400	
No Component	95%						
Exhaust Fans							
Roof	5%		2027	\$6,600	2	\$100	
No Component	95%						
Plumbing							
H/C Water Piping	000/		202=	ala -4-			
Brass/Copper	80%		2037	**	1		
Galvanized Steel	20%		2025	\$69,800	1		
Water Heater	1000/		2025	Ø 40 <b>2</b> 00	•	<b>01.00</b> 0	
Gas Fired	100%		2025	\$48,500	2	\$1,200	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Basement						
	Explanation: 2 Units	S					
HW Heat Exchanger	1000/		2027	* *	4	<b>#0.400</b>	
Steam Fired	100%	4 4 . T ! - 1 . A	2037		4	\$8,400	
	Other Observation, Ex	ient : Light, Area	<del>А</del> ЈЈесted	: 100%			
	Location: Basement	_					
G '' B' '	Explanation: 2 Units	5					
Sanitary Piping	1000/		TIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIDE	* *			
Cast Iron  Note: All component repairs \$ estiv	nates are in current dollars		LIFE		1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2027	\$12,100	4	\$2,700	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		Extent: Light, Area	Affected	: 100%			
	Location: B-6						
	Explanation : 2 U	nits - Both Not Woki	ng				
Fire Suppression							
Standpipe							
Generic	100%		2027	\$331,200	1-5	\$42,900	
Sprinkler							
No Component	75%						
Generic	25%		2037	* *	1-2	\$6,000	
Fire Pump							
Generic	100% Now	\$2,600	2023	\$51,200	1	\$14,300	
	Leak Evident, Exter	nt : Moderate, Area A	Affected :	30%			
	Location : Basem	ent					

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

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

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

Date of Survey : 26-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$210,800	
Interior Architecture	\$169,300	\$35,400
Electrical	\$40,700	
Mechanical		\$85,300
Total	\$420,800	\$120,700
Importance Code A	\$210,800	
Importance Code B	\$144,600	\$120,700
Importance Code C	\$65,500	
Total	\$420,800	\$120,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$35,500	\$600		\$600
Interior Architecture	\$6,700			
Electrical	\$7,500	\$200	\$300	\$44,800
Mechanical	\$1,000	\$700	\$1,200	\$9,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,600	\$5,500	\$5,400	\$59,200
Importance Code A	\$35,500	\$600		\$600
Importance Code B	\$19,100	\$4,900	\$5,400	\$58,500
Importance Code C				
Total	\$54,600	\$5,500	\$5,400	\$59,200



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

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

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

Asset #: 2597

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	<b>5</b> 0/					_	<b>.</b>	
Concrete Masonry Unit	5%	Now	¢111 000	LIFE LIFE	* *	5 5	\$600	
Masonry: Brick			\$111,900 tent : Moderate, Ar			3	\$18,600	
	_	ı : Through		earyjec	ea . 1070			
		_	l, Extent : Moderat	e, Area A	Affected : 50%			
		ı : Through						
Metal Sect. OHD	2%			2032	* *	5	\$1,200	
Windows							· · · · · ·	
Metal Clad	95%	Now	\$98,900	2052	* *	5	\$6,000	
	_		ts, Extent : Modera	te, Area	Affected : 25%			
		ı : Through						
		_	xtent : Moderate, A	rea Affe	cted : 50%			
		ı : Through						
			Extent : Moderate,	Area Afj	tected: 100%			
34 . 17		ı : Through	оит	2020	* *	1.0	<b></b>	
Metal Louvers	5%			2030	* *	10	\$600	
Roof Built-Up (BUR)	5%	Now	\$2,000	2037	* *			
Bunt-Op (BOK)	_		\$2,000 lerate, Area Affecte					
			nerator Room					
	Worn/Eroe	ded, Extent	: Moderate, Area A	Affected :	25%			
	Location	ı : Over Ge	nerator Room					
Roll Roofing	95%	Now	\$33,600	2029	* *	5	\$6,800	
_	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 50%			
		ı : Through						
			: Moderate, Area	Affected	: 50%			
		ı : Through						
	Water Penetration, Extent : Moderate, Area Affected : 25% Location : Third Floor							
				. CC 4 - 4 .	1000/			
		aea, Extent 1 : Through	: Moderate, Area A	ујестеа :	100%			
nterior	Locuitor	i. Inrougn	Эш					
Floors								
Cast in Place Concrete	20%	Now	\$6,700	LIFE	* *	5	\$7,100	
			ents, Extent : Mode		ea Affected : 15%	-		
	Location	i : Stairs						
	_	_	Extent : Moderate	-	ffected : 30%			
	Location	i : 1st Floor	r, Throughout, Stair	rs				
Cast in Place Concrete	80%			LIFE	* *	5	\$28,300	

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

Asset #: 2597

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$2,200	
Masonry: Brick	75%	Now	\$65,500	LIFE	* *			
	Paint Peel	ling, Extent	: Moderate, Area	Affected .	: 100%			
	Location	ı : Through	out					
	Painted St	urfaces, Ext	ent : Moderate, Ar	ea Affect	ed : 100%			
	Location	i : Through	out					
Ceilings								
Exposed Concrete	100%	Now	\$103,900	LIFE	* *	5	\$2,500	
-	Cracking/	Crumbling,	Extent: Moderate	, Area Af	ffected : 25%			
	Location	i : Through	out					
	Water Pen	etration, E	xtent : Light, Area	Affected	: 20%			
	Location	ı : 3rd Floo	r					

Electrical	Current Repair		e Replacement	М		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Raceway						
Conduit	100%	2027	\$3,700	1		
Panelboards						
Molded Case Bkrs	100%	2026	\$7,500	5	\$300	
	Enclosure Corroded, Extent : M Location : Throughout	Aoderate, Area Af	fected : 30%			
Wiring						
Braided Cloth	90% 2-4	\$7,300 2052	* *	1		
	Insulation Aged, Extent : Mode Location : Throughout The B		ed : 100%			
Thermoplastic	10%	2027	\$800	1		
Motor Controllers						
Locally Mounted	100%	2025	\$14,400	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	95%	2022	\$22,400	10	\$9,400	
	Other Observation, Extent : M		ected : 100%			
	Location : Throughout The B	uilding				
	Explanation: T-12 Lamps					
Incandescent	5%	2022	\$2,800	2		
Egress Lighting						
Emergency, Battery	50%	2022	\$7,300	10	\$1,300	
Exit, Service	50%	2022	\$1,500	1		
Exterior Lighting HID	100%	2022	\$40,700	10		

Alarm

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

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

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

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2032	* *	1-3	\$1,300	

Mechanical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%	2026	\$15,700	4	\$500		
Terminal Devices							
Convector/Radiator	80%	2025	\$43,300	1	\$2,800		
Unit Heater - Steam	20%	2022	\$7,200	4	\$200		
Plumbing							
H/C Water Piping							
Galvanized Steel	5%	2025	\$2,200	1			
No Component	95%						
Sanitary Piping							
Cast Iron	5%	LIFE	* *	1			
No Component	95%						
Backflow Preventer							
Generic	100%	2027	\$2,600	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		<del></del>					
Standpipe							
Generic	100%	2027	\$42,100	1-5	\$5,500		
Sprinkler		<del></del>					
Generic	100%	2037	* *	1-2	\$3,000		

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

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

Page: 28

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$10,010,700	\$1,319,600
Interior Architecture	\$6,317,800	\$679,400
Electrical	\$4,522,700	\$1,220,200
Mechanical	\$3,778,300	\$9,654,400
Total	\$24,629,500	\$12,873,600
Importance Code A	\$10,010,700	\$1,319,600
Importance Code B	\$12,550,300	\$11,400,300
Importance Code C	\$2,068,500	\$153,800
Total	\$24,629,500	\$12,873,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,000			
Interior Architecture		\$26,500		\$15,200
Electrical	\$2,700	\$3,600	\$3,000	\$6,100
Mechanical	\$15,500	\$43,500	\$77,700	\$31,000
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$82,400	\$135,900	\$142,900	\$114,400
Importance Code A	\$2,000	\$12,000		\$900
Importance Code B	\$80,400	\$123,800	\$142,900	\$113,500
Importance Code C				
Total	\$82,400	\$135,900	\$142,900	\$114,400



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

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

rchitecture	Current	Current Repair		Replacement	Ma	Maintenance				
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
terior										
Exterior Walls										
Cast Stone/Terra Cotta	10% Now	\$1,710,800	LIFE	* *	5	\$411,200				
	Broken/Missing Elen		erate, Are	a Affected : 20%						
	Location : At Corn	_								
	Cracking/Crumbling		e, Area Aff	ected : 20%						
	Location: Through									
	Staining/Discoloring, Extent: Moderate, Area Affected: 50%									
	Location: Throughout Other Observation Extent: Moderate Area Affected: 15%									
		Other Observation, Extent: Moderate, Area Affected: 15% Location: Various Balcony Locations								
			1 . 4 . 17			1 771				
	Explanation : Brok Supporting Steel C	en Terracotta Braci	kets At Vai	rious Baiconies H	as Expos	ea The				
Maganny Priols	85% Now	\$2,695,000	LIFE	* *	5	\$447,300				
Masonry: Brick	Efflorescence, Exten				3	\$447,300				
	Location: North A		пујестеи.	1370						
	Int Mortar Miss/Ero		te Area At	fected · 50%						
	Location : At Eleve		c, 111cu 11 <sub>j</sub>	jeerea : 5070						
	Staining/Discoloring		rea Affect	ed : 20%						
	Location : North F									
Masonry: Limestone	5% Now	\$574,100	LIFE	* *	5	\$19,700				
wason y. Emesione	Broken/Missing Elen	•		ffected : 10%	3	Ψ12,700				
	Location : Balcony		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
	Jnt Mortar Miss/Ero		te, Area Ai	fected : 50%						
	Location : Window		, ,,	,						
	Staining/Discoloring	, Extent : Moderate	e, Area Aff	ected : 20%						
	Location : Through									
Windows										
Aluminum	80% Now	\$3,001,400	2052	* *	5	\$35,900				
	Ctrwt/Balnc Not Fur	act, Extent : Modera	ate, Area A	ffected : 50%						
	Location : Through	nout								
	Hardware Missing, I	Extent : Moderate, A	Area Affec	ted : 50%						
	Location: Through	nout								
Steel	20% Now	\$935,400	2052	* *	5	\$112,100				
	Broken/Missing Elen	nents, Extent : Mod	erate, Are	a Affected : 35%						
	Location: Through	nout								
	Corrosion/Rusting, I		Area Affec	ted : 25%						
	Location: Penthoi									
	Thermally Inefficien		e, Area Aff	ected : 100%						
	Location: Baseme	nt And Stair Shafts								

Asset #: 1955

Architecture	Current	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15% Now Broken/Missing Elen Location: Over Ni Cracking/Crumbling	nth Floor			5	\$24,600		
	Location : Through	out						
	Jnt Mortar Miss/Ero Location : Through		e, Area Ą	ffected : 50%				
Masonry: Brick	75% Now Cracking/Crumbling Location: Penthou	eses			5	\$15,900		
	Int Mortar Miss/Ero Location : South F		•					
Masonry: Limestone	10% Now Cracking/Crumbling Location: Through		LIFE , Area Afj	* * fected : 20%	5	\$2,700		
	Jnt Mortar Miss/Ero Location : Coping	d, Extent : Moderat	e, Area A	ffected : 50%				
	Staining/Discoloring Location : Through		, Area Af	fected : 50%				
Roof								
IRMA/Protected Membrane	50% Now	\$476,200	2037	* *				
	Drains Clogged, Ext Location: Through		fected : 2	%				
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%  Location : Throughout							
	Worn/Eroded, Extend Location: Through	: Moderate, Area A	Affected :	100%				
Modified Bitumen	45% Now Alligatoring, Extent Location: Through	out						
	Drains Clogged, Ext Location : 7th Floo		fected : 5	0%				
	Punct/Tear/Impact L Location : Through		oderate, A	Area Affected : 30%	%			
Single Ply Membrane	5% Now Water Penetration, E Location: Through		2032 rea Affec	* * ted : 10%				

Interior

Architecture	Current	Current Repair Future Replacemer			ent Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior							
Floors							
Cast in Place Concrete	10% Now Broken/Missing Elen Location: Sub-bass Cracking/Crumbling Location: Through Other Observation, E Location: Mechani Explanation: Steel	ement - Various Loc Extent : Moderate out Sub-Basement Extent : Moderate, A ical Boiler And Cor Utility Covers And	cations , Area Affe Area Affect ridor Area	ected : 30% red : 80% us Throughout	5 hroughoi	\$132,600 at In Various	
	Locations Of Sub B						
Ceramic Tile	5% Now Cracking/Crumbling Location: Showers		2030 , Area Affe	* * ected : 25%	5	\$15,200	
Marble Panels	5% 0-2 Cracking/Crumbling Location: Through Jnt Mortar Miss/Erod Location: Through	out d, Extent : Light, Ar			5	\$22,700	
Quarry Tile	5% Now Cracking/Crumbling Location: Through		2032 ea Affected	* *	5	\$22,700	
Terrazzo	15% Now Horizontal Cracks, E Location: Various			* * ed : 10%	5	\$71,000	
Vinyl Tile	10% Now Adhesion Failure, Ex Location: Basemen Broken/Missing Elen Location: Basemen	nt And 9th Floor Co nents, Extent : Mode	orridors erate, Ared		3	\$22,700	
Vinyl Tile	35%		2032	* *	3	\$79,600	
Vinyl Tile 9" X 9"	10% 0-2 Cracking/Crumbling, Location: Through		2022	\$666,600 !: 10%	3	\$22,700	
Wood	5% Now Punct/Tear/Impact D Location: Through	\$99,800 amage, Extent : Lig	2042 ght, Area A	* * Affected : 10%	5	\$28,400	

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

Asset #: 1955

Architecture		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Interior Walls						_			
Ceramic Tile		Now	\$529,600	2036	**	5	\$32,000		
	_	_	Extent: Moderate	_	ŋесtea : 25% 7th Floor And Vari	ous Othe	n I coations		
	Through	,	Tottets I Tominent	On The	7ın Fioor Ana vari	ous Oine	Locations		
Granite Panels	5%		\$128,300	LIFE	* *				
			Extent : Light, Are		ed : 10%				
	Location	n : Through	out						
Marble Panels	5%	0-2	\$127,500	LIFE	* *				
	U	0.	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	n : Through	out						
Plaster		Now	\$1,283,000	LIFE	* *	5	\$48,100		
		_	ents, Extent : Mode	erate, Ar	rea Affected : 50%				
		n : 9th Floor							
		-	-		Area Affected : 30%	%			
			r And Stairwells Th ctent : Moderate, A	_					
		n : 9th Floor		леи Ајје	ciea . 2570				
Plaster	55%			LIFE	* *	5	\$105,700		
Ceilings							· · · · · · · · · · · · · · · · · · ·		
AcousTile,Adhered	10%	Now	\$168,800	2032	* *	5	\$30,300		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%								
		n : Basemen							
			: Moderate, Area A	Affected :	: 25%				
		n : Basemen	<i>t</i>						
AcousTileConcealSpLn	10%		<b></b>	2032	* *	5	\$75,800		
AcousTileSusp.Lay-In	5%		\$49,000	2032	**	5	\$15,200		
	Broken/Missing Elements, Extent: Moderate, Area Affected: 10%								
	Location : Basement Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
		n : Basemen		, лгеи л	jjecieu . 2070				
Plaster		Now	\$1,191,400	LIFE	* *	5	\$284,100		
Traster	,		ents, Extent : Seven		Affected: 50%	3	\$204,100		
		n : 9th Floor		-,,,	-,,, 20,000 . 20,0				
			ctent : Severe, Area	ı Affected	d : 25%				
			r; 7th Floor Office	00					

Electrical	Cu	ırrent Repair	Futur	e Replacement	Maintenance			
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts Service Equipment								
Fused Disc Sw	100%		2047	* *	5	\$1,700		

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

Location : Electrical Room Basement

Explanation: 4000 Amperes Main Service

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1955

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Switchgear / Switchboard	/				_			
Fused Disc Sw	50%		2047	* *	5	\$900		
Fused Disc Sw	20%	<b>#40.000</b>	2047	* *	5	\$300		
Fused Knife Sw	10% 2-4	\$48,800	2057		5	\$100		
	-	Extent : Moderate, A ical Room Sub-basen		ea : 100%				
Molded Case Bkrs	20%		2027	\$97,600	5	\$2,100		
Raceway								
Conduit	80%		2027	\$467,400	1			
Conduit	20%		2047	* *	1			
Panelboards	4.00 /		• • • •		_			
Fused Disc Sw	10%	#10= 10°	2049	* *	5	\$900		
Fused Knife Sw	20% 2-4	\$107,400	2052	**	5	\$900		
	Obsolete Equipme Location : Basen	nt, Extent : Moderate nent	Area Afj	ected : 100%				
Fused Toggle Switch	55% 2-4	\$295,500	2052	* *	5	\$2,600		
	Other Observation Location : Throu Explanation : Or	g, Extent : Moderate, A	Area Affe	cted : 59%				
Molded Case Bkrs	15%	<u> </u>	2043	* *	5	\$1,600		
Wiring Braided Cloth	90% 2-4 Insulation Aged, E Location : Throu	\$810,100 Extent : Moderate, Are ghout	2052 a Affecte	* * d : 100%	1			
Thermoplastic	10%		2047	* *	1			
Motor Controllers	1070		2017		-			
Locally Mounted	80%		2025	\$235,500	5	\$2,200		
Locally Mounted	20%		2040	* *	5	\$500		
Ground						·		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$6,000		
ighting								
Interior Lighting								
Fluorescent	5%		2022	\$332,300	10	\$18,600		
	-	ent Light, Extent : Mo ghout The Building	oderate, A	Area Affected : 100	<b>1</b> %			
Fluorescent	85%		2032	* *	10	\$315,700		
		s, Extent : Moderate, A ghout The Building 8 Lamps	Area Affe	cted : 100%				
Fluorescent		g, Extent : Moderate, A	2022 Area Affe	\$664,600 cted : 60%	10	\$37,100		

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

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

Asset #: 1955

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting									
Egress Lighting									
Emergency, Battery	50%			2022	\$272,700	10	\$48,900		
Exit, Service	20%			2032	* *	1			
Exit, Service	30%			2022	\$40,400	1			
Exterior Lighting									
HID	100%			2022	\$1,530,600	10	\$1,200		
Alarm									
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%			2027	\$419,700	1-3	\$25,000		

Current Repair		Future Replacement		Maintenance			
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
					1		
		=	Affected	: 100%			
Explana	tion : Stean	n From Con Edison					
1000/			2020	* *	5	\$24.100	
100%			2030		3	\$24,100	
100%	Now	\$640,900	2027	\$6 409 100	4	\$20,000	
10070	11011	ψο 10,500	2027	ψο, 105,100	•	Ψ20,000	
Corroded,	Extent : M	oderate, Area Affed	ted : 10	0%			
Location	: Sub-base	ement					
		\$1,065,000	2037	* *	1	\$45,100	
			ected : 1	00%			
Location	: Sub-base	ement					
80%			2025	\$1,621,800	1	\$104,600	
100%			2035	* *	1		
100/				<b>4=</b> 0 000			
			2022	\$78,900	1		
90%							
1000/			LIEE	* *	2.5	\$225 800	
10070			LIFE		∠-3	\$445,000	
100%	Now	\$67.400	2022	\$1 347 300	2	\$9,900	
					2	φ2,200	
			. 100/	•			
	100% Other Obs Location Explanar 100%  100%  Corroded, Location 20% Not in Ser Location 80%  100%  100%  100%  100%  100%  Broken, Ex	% of Fail Date Total (Years)  100% Other Observation, E Location: Basement Explanation: Steam 100%  100% Now Corroded, Extent: M Location: Sub-base 20% Now Not in Service, Exten Location: Sub-base 80%  100%  100%  100%  100%  Now Broken, Extent: Mod	% of Fail Date Estimated Cost Total (Years)  100%  Other Observation, Extent: Light, Area Location: Basement Explanation: Steam From Con Edison 100%  100% Now \$640,900  Corroded, Extent: Moderate, Area Affect Location: Sub-basement  20% Now \$1,065,000  Not in Service, Extent: Severe, Area Affect Location: Sub-basement  80%  100%	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           100%         2047           Other Observation, Extent: Light, Area Affected Location: Basement Explanation: Steam From Con Edison         2030           100%         2030           100%         2030           100%         2027           Corroded, Extent: Moderate, Area Affected: 100         1000           Location: Sub-basement         2000           Now         \$1,065,000         2037           Not in Service, Extent: Severe, Area Affected: 100         100           80%         2025           100%         2035           10%         2022           90%         LIFE           100%         Now         \$67,400         2022           Broken, Extent: Moderate, Area Affected: 100%	% of Total   Fail Date   Estimated Cost   Year   Estimated Cost   Total   (Years)	Year   Estimated Cost   Year   Estimated Cost   Cycle   Total   Fy   Estimated Cost   Cycle   Total   Fy   Estimated Cost   Cycle   Fy   Estimated Cost   Cycle   Cycle   Fy   Estimated Cost   Cycle   Fy   Estimated Cost   Cycle   Cycle   Fy   Estimated Cost   Cycle   Fy   Estimated Cost   Cycle   Cycle   Fy   Estimated Cost   Cycle   Cycle   Fy   Estimated Cost   Estimated Estimat	100%   2047   **   1

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

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

Asset #: 1955

Mechanical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Plumbing									
H/C Water Piping									
Brass/Copper	15%		2037	* *	1				
Galvanized Steel	85% Now	\$282,500	2025	\$1,412,400	1				
		Moderate, Area Affe	cted : 30%						
	Location : Sub-bo		4 00	1 250/					
		Extent: Moderate, A	Area Affect	ed : 25%					
	Location: Roof	Toule In Dean C	1:4:						
HW Hast Eastern and	Explanation : Ho	use Tanks In Poor Co	onaition						
HW Heat Exchanger Steam Fired	100%		2057	* *	4	\$40,000			
Sanitary Piping	10070		2037			\$40,000			
Cast Iron	100% Now	\$138,600	LIFE	* *	1				
Cust Hon		nt : Moderate, Area A		%	1				
	Location : Sub-ba		33						
Storm Drain Piping									
Cast Iron	100% Now	\$78,900	LIFE	* *	1				
	Blockage /Clogged, Extent : Severe, Area Affected : 40%								
	Location : Variou	s Roof Drains							
Sump Pump(s)									
Non-Submersible	100%		2027	\$57,900	4	\$12,900			
Sewage Ejector(s)									
Electric	100%		2032	* *	4	\$24,200			
Fixtures									
Generic	100%	T	1.00	1000/					
		Extent : Severe, Area	Affected:	100%					
37 (° 177	Location : Throug	gnout							
Vertical Transport									
Elevators Geared Traction	100%		LIFE	* *					
Gearcu Haction		Extent : Severe, Are		: 100%					
	Location : (2) Sb-		a rijjeerea .	. 100/0					
	, ,	Inits, 4 Units Not In S	Service / No	ot In Service Uni	ts Are Be	yond Repair			
Fire Suppression	1	,				1 ***			
Standpipe									
Generic	100% Now	\$78,900	2037	* *	1-5	\$143,700			
	Corroded, Extent:	Moderate, Area Affe	cted : 25%						
	Location : Sub-bo	sement							
Sprinkler									
No Component	95%								
Generic	5%		2037	* *	1-2	\$5,700			
		Extent: Light, Area	Affected:	100%					
	Location : Sub-ba								
<u> </u>	Explanation : Lin	uted Coverage							

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

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : BORDEN AVENUE VETERANS RESIDENCE

Address : 21-10 BORDEN AVENUE

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 68 Lot : 2 BIN : 4000526

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,100,400	\$70,400
Interior Architecture	\$765,100	\$298,400
Electrical	\$102,500	\$1,023,500
Mechanical		\$2,149,300
Total	\$1,967,900	\$3,541,600
Importance Code A	\$1,100,400	\$70,400
Importance Code B	\$626,400	\$3,427,700
Importance Code C	\$241,100	\$43,500
Total	\$1,967,900	\$3,541,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$30,800		\$3,300	\$3,200
Electrical	\$42,700	\$4,300	\$4,600	\$5,500
Mechanical	\$74,100	\$14,900	\$14,500	\$10,700
Site Enclosure	\$18,700			
Site Pavements	\$1,600			
Total	\$168,100	\$19,200	\$22,300	\$19,400
Importance Code A	\$24,500	\$3,700	\$3,700	\$3,700
Importance Code B	\$103,900	\$15,500	\$15,300	\$15,700
Importance Code C	\$39,700		\$3,300	
Total	\$168,100	\$19,200	\$22,300	\$19,400



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

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

Asset #: 1941

rchitecture	Current	Repair	Futur	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
cterior								
Exterior Walls								
Masonry: Brick	90% Now Diagonal Cracks, E Location: East Fo Misaligned/Bulging Location: East Fo	icade , Extent : Severe, Ar			5	\$70,400		
	Water Penetration, I		mag Affa	atad - 100/				
		Extent : Moderate, A icade, Blue Section	trea Ajjec	nea : 10%				
M.4.1 D1		caae, Bine Section	2040	* *	5 10	£26,000		
Metal Panel	5%	<b>#20.700</b>	2048	* *	5-10	\$26,900		
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Erc Location: Windov Open Joints, Extent Location: Windov	v Sills : Moderate, Area A <u>j</u>		Affected : 50%	5	\$12,700		
Windows								
Aluminum	85% Now Broken/Missing Electron : Throug	\$31,500 ments, Extent : Seve hout, Coverd In Plyv		* * Affected : 1%	5	\$7,500		
	Water Penetration, Location: Throug		Area Affed	cted : 10%				
Aluminum	15% Now Broken/Missing Elea Location: Clearst Water Penetration, L Location: Clearst	ories Extent : Severe, Ared			5	\$1,300	1	
Roof								
Modified Bitumen	100% Now Blisters, Extent: Ma Location: Throug Ponding, Extent: Se Location: Around Water Penetration, I Location: Flashin	hout evere, Area Affected Roof Drains Extent : Light, Area	: 15%	* * : 20%				
Soffits								
Stucco Cement	100%		2033	* *	5			
terior								
Floors								
Cast in Place Concrete	70%		LIFE	* *	5	\$312,100		
Ceramic Tile	5% 2-4 Deteriorated Finish Location: Throug		2031 Area Aff	* * Tected : 30%	5	\$2,500		
Vinyl Tile	25% Now Cracking/Crumbling Location: Throug	\$216,300 g, Extent : Moderate	2038 e, Area A <u>f</u>	* * fected : 25%	3	\$9,600		

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

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

Asset #: 1941

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	2%			LIFE	* *	10	\$6,600		
Ceramic Tile	5%		**	2031	* *	5	\$6,600		
Concrete Masonry Unit	83%		\$241,100	LIFE	**	5	\$43,500		
	_		tent : Moderate, Ar						
		•	White Section And						
Gypsum Board	10%	)		LIFE	* *	5-10	\$22,300		
Ceilings									
AcousTileSusp.Lay-In	10%			2033	* *	5	\$10,100		
			, Extent : Moderate	, Area A	ffected : 5%				
	Location	n : Kitchen							
Exposed Struc: Steel	75%	)		LIFE	* *	10	\$151,600		
Fiber Board	15%	)		2028	\$98,900				
Site Enclosure									
Fence/Gates									
Chain link		Now	\$18,700	2038	* *				
			ent : Moderate, Are	a Affecte	ed : 5%				
	Location	n : Parking	Lot						
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	* *				
	_	_	, Extent : Light, Are	ea Affecte	ed: 2%				
	Location	n : Through	out						
Parking/Driveway									
Asphalt	100%			2037	* *				
	_		, Extent : Light, Are	ea Affecte	ed:5%				
	Location	n : Through	out						
Activity Yard									
Asphalt	75%		\$1,600	2031	* *				
	_		Extent : Light, Are	ea Affecte	ed:5%				
		n : Basket B	Ball Court						
Cast in Place Concrete	25%	<u> </u>		2041	* *				

Electrical	Current Repa	ir Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Yea		Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100% 4+	\$20,800 205	8 **	5	\$200	
	On Extended Life, Extent	: Light, Area Affected	d: 100%			
	Location : Electrical Ro	om				
	Other Observation, Exten	t : Moderate, Area A	ffected : 100%			
	Location : Electrical Ro	om	-			
	Explanation: Two 1200	Amperes Main Disc	onnect Switch			

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

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

Asset #: 1941

Electrical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Switchgear / Switchboard	0.40/ 0.4	Ф10 <b>2</b> 500	2050	* *	-	<b>#100</b>	
Fused Knife Sw	84% 2-4	\$102,500	2058		5	\$100	
	Obsolete Equipment, Location : Electrica		Агеа Ајј	естеа : 100%			
	On Extended Life, Ex		rea Affec	ted · 100%			
	Location : Electrica		carijjeci	.ca . 10070			
Fused Knife Sw	16%		2028	\$19,500	5	\$100	
Raceway				4-2,000		4-00	
Conduit	95%		2038	* *	1		
Conduit	5%		2048	* *	1		
Panelboards							
Fused Disc Sw	10%		2027	\$6,700	5	\$200	
Molded Case Bkrs	10% 2-4	\$6,700	2053	* *	5	\$100	
	On Extended Life, Ex		ea Affect	ted : 100%			
	Location : 1st Floor	· Electrical Closet					
Molded Case Bkrs	10%		2027	\$6,700	5	\$200	
Molded Case Bkrs	70%		2044	* *	5	\$1,400	
Wiring							
Thermoplastic	90%		2038	* *	1		
Thermoplastic	10%		2048	* *	1		
Motor Controllers	1000/		2026	¢1.40.400	-	<b>#</b> 500	
Locally Mounted	100%		2026	\$149,400	5	\$500	
Ground Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$2,200	
Lighting	10070		LII L			Ψ2,200	
Interior Lighting							
Fluorescent	13%		2033	* *	10	\$8,900	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Offices						
	Explanation: T-8 L	amps					
Fluorescent	5%		2028	\$61,500	10	\$3,400	
	T-12 Lamps And Fixt		, Area A <u>f</u>	fected : 100%			
	Location: Through	out The Building					
Incandescent	2%		2023	\$24,600	2		
LED	80%		2036	* *			
Egress Lighting							
Emergency, Battery	45%		2023	\$45,400	10	\$8,100	
Emergency, Battery	5%		2036	**	10	\$900	
Exit, Service	40%		2023	\$10,000	1		
Exit, Service	10%		2036	* *	1		
Exterior Lighting	200/		2020	¢0.4.000	10	<b>0100</b>	
HID No Component	30%		2028	\$84,800	10	\$100	
No Component	70%						

Alarm

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

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

Asset #: 1941

Electrical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2028	\$113,300	1	\$14,000	
Fire/Smoke Detection							
No Component	30%						
Generic, Analog	70%		2028	\$542,800	1-3	\$33,300	

Mechanical	C	urrent Repa	ir	Futur	e Replacement	М	aintenance	
System Component Type	, , , , , , ,	nil Date Esti Years)	imated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
			: Light, Area	Affected	: 5%			
		Spinkler Servi						
	Explanation	n : With Gas I	Booster Pump					
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$37,100	
	-		tent : Light, A	rea Affec	ted : 100%			
	Location : I	Boiler Room						
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$5,500	
Terminal Devices								
Air Handler	50%			2028	\$493,100	1	\$23,200	
Convector/Radiator	50%			2033	* *	1	\$12,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Split Unit	10%	Now	\$15,000	2023	\$149,700			
	Malfunctioni	ng, Extent : M	Ioderate, Ared	ı Affected	l : 33%			
		Roof , The Cor ctrical Defici		For 2 Of	18 Split Units Ha	ve Multip	ole Mechanical	
Split Unit	90%			2028	\$1,347,300			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$66,200	
Exhaust Fans							-	
Roof	100%			2028	\$116,400	2	\$2,300	
Plumbing							· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping								
Brass/Copper	100%	Now	\$26,100	2038	* *	1		
11	Damaged, Ex	xtent : Moder	ate, Area Affe	cted : 100	0%			
	Location :	Boiler Room,	Defective Doi	nestic Ho	ot Water Mixing Va	ılve		

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

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

Asset #: 1941

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Water Heater	1000	•		2026	<b># 12</b> 000	2	Φ1 100	
Gas Fired	100%		Extent : Light Ange	2026	\$42,800	2	\$1,100	
		siaiiaiion, E n : Kitchen	Extent : Light, Area	Ајјестеа	: 100%			
			Extent : Light, Area	Affected	. 100%			
		n : Kitchen	Meni . Bigni, mea	Пуссиси	. 10070			
			) Gallon For Kitche	en				
HW Heat Exchanger	- T							
HTHW/HW	100%	, )		2038	* *			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
		n : Boiler R						
	Explana	ution : 2-350	) Gallon Tanks					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		-	nt, Extent : Light, A	rea Affec	ted : 100%			
Ct D D'	Lосапо	n : Undergr	ouna					
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Cast Hon			Extent : Light, Area		· 100%	1		
		n : Side Yard	_	ijjeerea	. 10070			
	Explana	ition : Storn	n Detention Basin F	or Roof	Runoff			
Sump Pump(s)	-				30			
Non-Submersible	100%	, )		2028	\$10,700	4	\$2,400	
Sewage Ejector(s)								
Electric	100%	Ď		2028	\$20,200	4	\$4,500	
Fixtures								
Generic	100%	Ó						
Fire Suppression								
Sprinkler Generic	100%	,		2038	* *	1.2	\$21,000	
Chemical System	100%	)		2038		1-2	\$21,000	
No Component	98%	,						
Generic	2%			2026		1-3	\$100	
Generie			Extent : Light, Area		: 2%	1 5	ψ100	
		n : Kitchen	0 / ***					
	Explana	ation : For F	Hoods					

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$409,800
Interior Architecture		\$1,135,900
Electrical	\$63,400	
Mechanical	\$94,300	\$349,200
Total	\$157,800	\$1,894,900
Importance Code A		\$409,800
Importance Code B	\$157,800	\$1,226,600
Importance Code C		\$258,400
Total	\$157,800	\$1,894,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$9,600	
Interior Architecture	\$13,600			\$11,000
Electrical	\$4,700	\$13,300	\$6,800	\$4,700
Mechanical	\$24,600	\$7,400	\$13,600	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,800	\$24,600	\$34,000	\$27,000
Importance Code A	\$3,400	\$3,600	\$13,100	\$3,400
Importance Code B	\$43,400	\$21,000	\$20,900	\$23,500
Importance Code C				
Total	\$46,800	\$24,600	\$34,000	\$27,000



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

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

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

Asset #: 3012

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
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	\$242,600	10	\$41,700	
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$22,600	
Ceramic Tile	5%			2034	* *	5	\$5,200	
Vinyl Tile	85%			2025	\$746,900	3	\$44,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2028	\$194,800	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	Current Rep	oair Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2045	* *	5	\$300		
	Other Observation, Exte	nt : Moderate, Area Affe	cted : 100%				
	Location : Electrical R	Coom					
	Explanation: 1-3,000	Amperes Main Disconne	ect Switch				
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		

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

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

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

Asset #: 3012

Electrical	Current Re	pair Future	Future Replacement		aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2030	* *	10	\$3,200	
	Compact Fluorescent Li Location : Throughou	ght, Extent : Moderate, A t The Building	rea Affected : 100	%		
Fluorescent	95%	2030	* *	10	\$60,300	
Faraga Lighting	Location : Throughou Explanation : T-8 Lan	=				
Egress Lighting	<b>-</b> 00/		de de	4.0	40.400	
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	\$42,600	

Mechanical		Current Repai	r	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2035	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2030	* *	1	\$34,200		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location	: Boiler Room							
	Explanati	ion: 2 Units							
Distribution									
Hot Wtr Piping/Pump	100%			2033	* *	4	\$3,400		
Terminal Devices									
Convector/Radiator	100%			2030	* *	1	\$22,300		
Air Conditioning									
Energy Source									
Electricity	100%			2033	* *	1			
Conversion Equipment									
Interior Pkg Unit -	10%	Now	\$12,100	2023	\$241,800	2	\$300		
Cooling									
	Not in Serv	rice, Extent : Mo	derate, Area	Affected	: 10%				
	Location	: Roof, 2 Units							
Window/Wall Unit	70%			2020	\$94,300	1			
No Component	20%				-				

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

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

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

Asset #: 3012

Mechanical	Current Repair	Future R	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$19,300		
No Component	50%						
Exhaust Fans							
Roof	100%	2025	\$107,400	2	\$2,100		
Plumbing							
H/C Water Piping							
Galvanized Steel	100%	2030	* *	1			
HW Heat Exchanger							
Steam Fired	100%	2035	* *	4	\$10,300		
	Other Observation, Extent : Light	ht, Area Affected : 10	00%				
	Location: Boiler Room						
	Explanation : Hot Water Coils	In Boiler					
Sanitary Piping	1000/		de de				
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping			de de				
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2030	* *	1	\$4,200		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Ligit Location : B-2	ht, Area Affected : 10	00%				
B: 6	Explanation: 1 Unit						
Fire Suppression							
Sprinkler	1000/	2025	* *	1.2	¢10.400		
Generic	100%	2035	· · ·	1-2	\$19,400		

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : BROWNSVILLE WOMENS CENTER

Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE

Borough : BROOKLYN Agency's Number : JK03

Area Sq Ft : 13,400 Project Type : HOMELESS SERVICES
Date of Survey : 03-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1453 Lot : 1 BIN : 3039075

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical		\$172,900
Mechanical	\$123,300	
Total	\$123,300	\$172,900
Importance Code B	\$123,300	\$172,900
Total	\$123,300	\$172,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$37,300		\$17,300	
Interior Architecture	\$4,500	\$500	\$2,500	\$2,100
Electrical	\$600	\$300	\$1,800	\$400
Mechanical	\$1,600	\$1,900	\$17,700	\$2,200
Total	\$43,900	\$2,700	\$39,300	\$4,700
Importance Code A	\$37,900	\$700	\$18,000	\$700
Importance Code B	\$4,400	\$2,100	\$21,200	\$4,100
Importance Code C	\$1,600			
Total	\$43,900	\$2,700	\$39,300	\$4,700



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

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

### DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	25% Now	\$22,700	LIFE	* *	5	\$3,800		
	_	ng, Extent : Moderate	e, Area Affec	ted : 10%				
	Location: Throu	_	. 1 250/					
	-	Moderate, Area Affect	ted: 25%					
		vay(s), North Facade	4-1-250/					
		ent : Light, Area Affec vay(s), North Facade	tea : 25%					
Character Comment		vay(s), North Facaae	2046	* *		\$29,200		
Stucco Cement	75%	vident, Extent : Light,			5	\$28,200		
	Location : Throu		А <i>геи А</i> јјесњ	a. 10070				
Windows		0						
Aluminum	100% Now	\$2,100	2042	* *	5	\$500		
	Ctrwt/Balnc Not F	unct, Extent : Modero	ate, Area Aff	ected : 20%				
	Location: Throu	ghout						
Parapets								
Metal Panel	10%		2056	* *	5	\$900		
Stucco Cement	90%		2046	* *	5	\$5,500		
Roof	0.50/ 3.7	0.5.000	•••	* *				
Modified Bitumen	95% Now	\$5,300	2031					
		, Extent : Light, Area	Affectea : 5	%				
	Location: Throu		• • • • •	* *				
Skylight, Metal/Glass	5% Now	\$7,100	2046					
	-	ng, Extent : Light, Ar	ea Affected :	5%				
nterior	Location : Throu	gnoui						
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	\$8,400		
Interior Walls								
Ceramic Tile	5% Now	\$1,600	2035	* *	5	\$600		
	Cracking/Crumbli	ng, Extent : Light, Ar	ea Affected :	5%				
	Location: Throu	ghout						
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	Current Repair		Futur	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

### DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$100	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electri						
	Explanation : Ma	in Service Switch Ra	ted @ 40	00 Amperes			
Switchgear / Switchboard	1000/		2026	* *	-	<b>#</b> 400	
Molded Case Bkrs	100%		2036	* *	5	\$400	
Raceway	1000/		2026	ماد ماد			
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	1000/			di di	_	4.00	
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting	/					**	
Fluorescent	80%		2026	\$172,900	10	\$9,700	
		Extent : Moderate, A	Area Affe	cted : 100%			
		ghout The Building					
	Explanation: Usa	ing T-12 Lamps					
Fluorescent	10%		2031	* *	10	\$1,200	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location: 1st Flo						
	Explanation: T-8	3 Lamps					
Incandescent	10%		2026	\$21,600	2		
Egress Lighting							
Emergency, Battery	50%		2026	\$8,900	10	\$1,600	
Exit, Service	50%		2026	\$2,200	1		
Exterior Lighting							
HID	30%		2026	\$15,200	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	\$2,600	
<u></u>						<u>-</u>	

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

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

### DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source									
Natural Gas	100%			2036	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2031	* *	1	\$6,500		
			Extent : Light, Area	Affected	: 100%				
		: Boiler R		00 D. 4					
D: 4 7 4	Explana	tion : I Un	it, H B Smith 310,0	00 Btu/h	r				
Distribution	100%			2034	* *	4	\$600		
Hot Wtr Piping/Pump Terminal Devices	100%			2034		4	\$600		
Convector/Radiator	100%			2031	* *	1	\$4,300		
Air Conditioning	10070			2031		1	\$4,300		
Energy Source									
Electricity	100%			2034	* *	1			
Conversion Equipment	10070			2031					
Ext Pkg Unit -	80%	0-2	\$123,300	2036	* *	2	\$500		
Heating/Cooling	0070	0 2	Ψ123,300	2050		_	Ψ200		
221	Unit Inope	erable, Ext	ent : Severe, Area A	ffected :	100%				
	Location	: Roof, M	ultiple Malfunction.	s, Total E	Equipment Replace	ment Red	commended		
Window/Wall Unit	20%			2021	\$5,100	1			
entilation entile									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300		
Exhaust Fans									
Roof	100%			2026	\$20,400	2	\$400		
lumbing									
H/C Water Piping									
Galvanized Steel	100%			2031	* *	1			
Water Heater									
Gas Fired	100%			2021	\$7,500	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/				de de				
Cast Iron	100%			LIFE	* *	1			
Fixtures	1000/								
Generic	100%			1 CC . 1	1000/				
		ixtures, E. : Through	xtent : Severe, Area	Affected	: 100%				
ino Cymanogai an	Location	. 1 nrough	ош						
ire Suppression									
Sprinkler Generic	100%			2036	* *	1-2	\$3,700		
	10070			2030		1-2	\$3,700		
Chemical System Generic	100%			2021	\$1,000	1.2	\$2.700		
Generic	100%			∠UZ I	\$1,900	1-3	\$3,700		

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

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 23-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3426 Lot : 5 BIN : 3319581

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$391,100	\$368,700
Interior Architecture	\$279,200	\$55,100
Electrical	\$138,700	\$973,900
Mechanical	\$51,200	\$123,700
Total	\$860,200	\$1,521,500
Importance Code A	\$391,100	\$368,700
Importance Code B	\$332,600	\$1,097,600
Importance Code C	\$136,500	\$55,100
Total	\$860,200	\$1,521,500

Total	\$143,800	\$18,800	\$59,300	\$21,600
Importance Code C	\$19,000			\$3,500
Importance Code B	\$61,200	\$15,600	\$26,700	\$14,800
Importance Code A	\$63,500	\$3,200	\$32,600	\$3,200
Total	\$143,800	\$18,800	\$59,300	\$21,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$4,800			
Site Enclosure	\$500			
Mechanical	\$56,800	\$10,500	\$9,700	\$8,500
Electrical	\$5,600	\$4,400	\$5,200	\$5,600
Interior Architecture	\$20,900		\$11,000	\$3,500
Exterior Architecture	\$51,300		\$29,400	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 53

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	1000/			LIEE	* *	_	¢177.600	
Masonry: Brick	100%			LIFE	* *	5	\$177,600	
Windows Aluminum	75%	2-4	\$302,300	2044	* *	5	\$7,200	
	Air Infiltro	ation, Exter	ıt : Moderate, Area	Affected	! : 50%			
	Location	ı : Through	out Apartment Win	dows				
		_	Extent : Moderate, A out Apartment Win		cted : 30%			
			: Moderate, Area A		40%			
			out Apartment Win		1070			
Aluminum	25%			2044	* *	5	\$4,800	
Parapets	<b>-</b> 00:				ماد عاد	. · ·	<b>4.5.5</b> 00	
Masonry: Brick	50%			LIFE	* *	5-10	\$15,200	
Metal Panel	5%		Φ <b>7</b> 000	2048	* *	5	\$900	
Metal: Cage/Fence	45%		\$7,900	2033		5	\$6,400	
		/kusπng, E 1 : Through	Extent : Moderate, A	rea А <del></del> ЈЈе	ctea : 25%			
				A A CC	C			
		ıea ғ inisn, 1 : Through	Extent : Moderate, out	Area Ajj	eciea : 50%			
Roof								
Metal Panel	25%			2041	* *	10	\$29,400	
Modified Bitumen	75%	4+	\$28,000	2028	\$279,900			
	Drains Cl	ogged, Exte	ent : Light, Area Af	fected : 1	0%			
	Location	ı : Lower O	ne Story Roof					
	Patching I	Evident, Ex	tent : Light, Area A	ffected :	15%			
	Location	ı : Main Ro	of					
	Ponding, 1	Extent : Lig	ht, Area Affected :	10%				
	Location	ı : Main Ro	of					
Interior								
Floors	100/	N	¢2 200	LIFE	* *	_	£22.600	
Cast in Place Concrete		Now	\$2,200		ffootod . 20/	5	\$22,600	
			nents, Extent : Light		ijeciea : 2%			
			g Room In Baseme				<b></b>	
Ceramic Tile		Now	\$5,000	2031	* *	5	\$2,600	
		_	nents, Extent : Light	t, Area Aj	ffected : 5%			
			ms Throughout					
Vinyl Tile	85%			2033	* *	3	\$33,000	
Interior Walls Cast in Place Concrete	10%			i iee	* *	10	¢25 400	
Cast in Place Concrete Ceramic Tile	10% 5%			LIFE 2037	* *	10	\$35,400 \$7,100	
Concrete Masonry Unit	3% 15%			LIFE	* *	5	\$7,100	
-	15% 5%			LIFE	* *	5 5	\$17,000 \$10,600	
Glass: Single Pane Gypsum Board	5% 65%			LIFE	* *	5 5-10	\$10,000	
Ceilings	0370			LIFE	·	5-10	\$130,200	
Exposed Concrete	75%			LIFE	* *	5-10	\$97,900	
Gypsum Board	25%			LIFE	* *	5-10	\$89,700	
Sypouni Board	23/0			-11 L		2 10	ψυ,,,ου	

Site Enclosure

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 53

Architecture		Current F	Repair	Future Replaceme		nt Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ite Enclosure								
Fence/Gates								
Chain link	60%			2048	* *			
			Extent : Light, Area Perimeter	Affected	: 100%			
	Explanat	ion : Steel	Mesh Style Fence					
Iron Picket	40%	4+	\$500	2063	* *			
		ssing Elem : Central I	ents, Extent : Light Play Yard	, Area Ą	ffected : 5%			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Asphalt	25%	4+	\$200	2031	* *			
-	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Garden	Walk Area					
Cast in Place Concrete	75%			2041	* *			
Parking/Driveway								
Asphalt	100%	4+	\$4,500	2031	* *			
	Cracking/Crumbling, Extent: Light, Area Affected: 15% Location: Parking Lot Area							
		Extent : Lig : Parking	ht, Area Affected : Lot Area	15%				
Activity Yard Rubber Matting	100%			2033	* *			

lectrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)		<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Main Service Disconne	ct Switch	Rated @ 1200 Am	peres		
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$1,700	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$400	

Ground

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

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

Asset #: 53

Electrical		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2033	* *			
Egress Lighting								
Emergency, Battery	40%			2028	\$34,900	10	\$6,300	
Exit, Service	60%			2028	\$12,900	1		
Exterior Lighting								
HID	100%			2028	\$244,500	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%		\$138,700	2068	* *	5	\$1,000	
			nt : Moderate, A	Area Affe	cted : 2%			
	Location							
	Explanat	ion : A Lightn	ing Rod Is Disc	onnectea	l From Equipment	And Is La	aying On Floor.	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$58,800	1	\$7,300	
			nt : Light, Area	Affected	: 100%			
		: Hallways						
	Explanat	ion : CCTV S	urveillance Can	era Syst	em			
Fire/Smoke Detection	1000/			2020	0.70.000	1.2	Φ.4.1. <b>2</b> .2.2	
Generic, Analog	100%			2028	\$670,600	1-3	\$41,200	
			nt : Light, Area	Affected	: 100%			
			The Building		I D II G I I I	10 1	<b>D</b>	
-	Explanat	ion : Strobe L	ights, Alarm Be	lls, Mani	ual Pull Station An	d Smoke	Detectors	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	45% Now	\$10,500	2033	* *	1	\$13,000	
	Leak Evident, Extent	: Moderate, Area A	ffected :	10%			
	Location : Basemen	ıt					
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Basemen	ıt					
	Explanation: 2 Un	its					
Hot Water Boiler	55%		2041	* *	1	\$17,600	

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

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

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

Asset #: 53

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Distribution Hot Wtr Piping/Pump	Leak Evid		\$4,700 : Moderate, Area A er Return Line	2036 Affected :	**	4	\$3,200		
Terminal Devices Air Handler			\$51,200 t : Severe, Area Aff	2033 ected : 7.	**	1	\$7,200		
Convector/Radiator	80%			2033	* *	1	\$16,800		
Air Conditioning Energy Source Electricity	100%			2044	* *	1			
Conversion Equipment Window/Wall Unit No Component	25% 75%			2023	\$31,600	1			
Ventilation Distribution Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$22,900		
Exhaust Fans Interior	Abandone	Now d in Place, s : Basemer	\$4,300 Extent : Moderate,	2028 Area Aff	\$43,200 fected : 30%	2	\$300		
Roof	Broken, E. Location Malfunction Location	e: Roof oning, Exte o: Roof rating, Exte	\$16,100 lerate, Area Affecte nt : Moderate, Area ent : Moderate, Area	a Affected		2	\$1,300		
lumbing									
H/C Water Piping Brass/Copper			\$7,700 Toderate, Area Affec Pump	2048 cted : 100	**	1			
Galvanized Steel	15%			2041	* *	1			
Sanitary Piping Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping Cast Iron	100%			LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%			2028	\$9,200	4	\$2,100		
Sewage Ejector(s)  Electric	100%			2028	\$17,500	4	\$3,900		
Backflow Preventer Generic	100%			2033	* *	1	\$4,000		

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

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

Asset #: 53

Mechanical	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light,	Area Affected : 100%	6			
	Location: B, 1, 2					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2038	* *	1-2	\$18,200	

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Address : 121 HELL GATE CIRCLE WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 59,158 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

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

Block : 1819 Lot : 10 BIN : 1088074

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$155,500	\$420,100
Interior Architecture	\$83,100	\$313,700
Electrical	\$50,400	\$518,000
Mechanical	\$44,800	\$118,100
Site Pavements	\$60,900	
Total	\$394,600	\$1,369,900
Importance Code A	\$155,500	\$420,100
Importance Code B	\$178,200	\$949,700
Importance Code C	\$60,900	
Total	\$394,600	\$1,369,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,000		\$13,200	
Interior Architecture	\$66,900		\$3,300	\$7,500
Electrical	\$23,100	\$5,800	\$6,400	\$7,300
Mechanical	\$33,800	\$11,400	\$17,300	\$14,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,800	\$21,200	\$44,100	\$33,100
Importance Code A	\$38,900	\$5,900	\$19,000	\$5,900
Importance Code B	\$69,800	\$15,300	\$25,100	\$24,700
Importance Code C	\$52,100			\$2,500
Total	\$160,800	\$21,200	\$44,100	\$33,100



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

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

Asset #: 3014

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls						_	*	
Cast in Place Concrete	10%		<b>#117 100</b>	LIFE	* *	5	\$48,700	
Masonry: Brick	80%		\$117,400	LIFE		5	\$39,000	
	_		Extent : Moderate, Line At Third Floo		ected: 5%			
Metal Panel	10%			2048	* *	5-10	\$33,500	
Windows								
Aluminum	100%			2044	* *	5	\$11,000	
Parapets								
Masonry: Brick	10%			LIFE	* *	5-10	\$1,000	
Metal Panel		Now	\$2,300	2048	**	5	\$300	
		issing Elem 1 : Coping	ents, Extent : Seve	re, Area .	Affected : 20%			
Metal Rail	80%			2041	* *	5-10	\$21,700	
Roof								
Modified Bitumen			\$38,100 ere, Area Affected : or Roof	2028 10%	\$381,200			
	Insul Dete		ent : Severe, Area A	Affected	: 10%			
	Ponding,		derate, Area Affect	ed : 10%	ó			
	Vegetation	Growth, E	xtent : Severe, Ared	a Affecte	d: 10%			
		ı : First Flo						
		etration, E 1 : First Flo	xtent : Severe, Area or Roof	Affected	d : 10%			
Soffits						_		
Cast in Place Concrete	75%			LIFE	* *	5		
Glass: Special Gauge	25%			LIFE		1		
terior Floors								
Cast in Place Concrete	65%	0-2	\$11,900	LIFE	* *	5	\$125,900	
Cast III I face Concrete			xtent : Moderate, A			3	\$123,900	
		ı : First Flo		. rea 11,5 e	270			
Ceramic Tile	5%			2037	* *	5	\$4,400	
Quarry Tile	5%			2041	* *	5	\$6,600	
Vinyl Tile	25%		\$37,600	2028	\$187,800	3	\$8,300	
· 111.71 111.0	Worn/Ero		: Moderate, Area A			5	ψ0,500	
Interior Walls	Locuitor	i. Inrough	vui					
Ceramic Tile	5%			2037	* *	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	* *	5	\$60,100	
Gypsum Board	20%			LIFE	* *	5-10	\$34,100	

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

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

Asset #: 3014

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$2,900	2033	* *	5	\$8,900	
1	Broken/M	issing Elen	nents, Extent : Mode	erate, Ar	ea Affected : 2%			
	Location	ı : Office S <sub>l</sub>	расе					
	Staining/L	Discoloring	, Extent : Moderate	, Area Ą	ffected : 2%			
	Location	ı : Office						
			xtent : Moderate, A	rea Affe	cted : 2%			
	Location	ı : Office						
<b>Exposed Concrete</b>	80%	4+	\$45,500	LIFE	* *	5	\$11,100	
	_	_	, Extent : Moderate	, Area Ą	ffected : 2%			
	Location	ı : Corrido	r					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000/			2041	* *			
Cast in Place Concrete	100%			2041				
On-Site Walkways  Cast in Place Concrete	100%			2041	* *			
Parking/Driveway	100%			2041				
Asphalt	100%	0-2	\$60,900	2031	* *			
Asphart			, Extent : Moderate		ffected · 10%			
	_	ı : Through		, 1110011	geerea : 1070			
			oderate, Area Affec	ted : 2%				
		i : Through						
		_	xtent : Moderate, A	rea Affe	cted : 10%			
	_	ı : Through		55				

lectrical	Current Repair	Future	Replacement	M	aintenance				
vstem Component Type	% of Fail Date Estimated Co Total (Years)	st Year I	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
nder 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2028	\$8,300	5	\$300				
	Other Observation, Extent : Light, Ar	rea Affected :	100%						
	Location: Electrical Room								
	Explanation: 2 - 1600 Amperes								
Switchgear / Switchboard									
Air Circuit Breaker	100%	2028	\$97,600	5	\$300				
	Other Observation, Extent : Light, An	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room								
	Explanation : 2 - Switchgear Line-ı	ıps							
Raceway									
Conduit	100%	2028	\$51,300	1					

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

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

Asset #: 3014

Current Repair		Future Replacement		Maintenance				
% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
		2027	\$3,400	5	\$100			
• •	\$50,400			5	\$600			
On Extended Life, Extent: Moderate, Area Affected: 100%								
Location: Through	nout The Building							
15%		2036	* *	5	\$200			
5%		2050	* *	5	\$100			
20% 2-4	\$15,400	2053	* *	1				
Insulation Aged, Ext	ent : Moderate, Are	a Affecte	ed : 100%					
Location: Through	nout The Building							
80%		2028	\$61,500	1				
			<del>, , , , , , , , , , , , , , , , , , , </del>					
80%		2026	\$46,500	5	\$300			
20%		2041	* *	5	\$100			
100%		LIFE	* *	5	\$1,700			
100%		2041	* *	1	\$18,200			
100%		2037	* *	1	\$22,900			
Other Observation, Extent: Moderate, Area Affected: 100%								
Location : Outside								
Explanation: Eme	rgency Generator R	ated @	80 Kw					
100%		2022	\$1,500	5	\$2,200			
100%		2043	* *	5	\$1,700			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location: Outside								
Explanation: No A	wailable Rating Cap	pacity						
	5% 75% 2-4 On Extended Life, E. Location: Through 15% 5%  20% 2-4 Insulation Aged, Ext Location: Through 80%  80% 20%  100%  100%  Other Observation, I. Location: Outside Explanation: Eme  100%  Other Observation, I. Location: Outside Location: Outside Other Observation, I. Location: Outside	5% 75% 2-4 \$50,400 On Extended Life, Extent: Moderate, An Location: Throughout The Building 15% 5%  20% 2-4 \$15,400 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 80%  80% 20%  100%  100%  Other Observation, Extent: Moderate, A Location: Outside Explanation: Emergency Generator R 100%  100%  Other Observation, Extent: Moderate, A Location: Outside Explanation: Emergency Generator R 100%	% of Total (Years)   Year FY	Sw	Nof Total   Fail Date   Estimated Cost   Year   FY   Estimated Cost   Cycle   Total   (Years)	Note   Fail Date   Estimated Cost   Year   Estimated Cost   (Yrs)   Estimated Cost   (Yrs)		

Lighting

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

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

Asset #: 3014

Electrical	Current Repair	Futur	e Replacement	M				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	5%	2028	\$48,500	10	\$2,700			
	Other Observation, Extent:		: 100%					
	Location: Throughout The	e Building						
	Explanation: T-12 Lamps							
Fluorescent	10%	2028	\$97,100	10	\$5,400			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Hallways							
Fluorescent	5%	2028	\$48,500	10	\$2,700			
	Other Observation, Extent:	Light, Area Affected	: 100%					
	Location: Basement							
	Explanation : Compact Fl	uorescent Lamps						
LED	80%	2036	* *					
	Recent Installation, Extent :		: 100%					
	Location: Throughout The	e Building						
Egress Lighting								
Emergency, Service	40%	2033	* *	1				
Emergency, Battery	10%	2033	* *	10	\$1,400			
Exit, Service	50%	2033	* *	1				
Exterior Lighting								
HID	30%	2028	\$66,900	10	\$100			
No Component	70%							
Alarm								
Security System	700/							
No Component	70%	2026	* *	1	Φ			
Generic	30%	2036		1	\$6,600			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside							
		:11 C						
Fire/Smoke Detection	Explanation: CCTV Surve	emance System						
No Component	70%							
Generic, Digital	30%	2033	* *	1-3	\$10,900			
Generic, Digital	30 / 0	2033		1-3	\$10,900			

Mechanical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ieating							
Energy Source							
Fuel Oil No 2	100%	2038	* *	5	\$18,300		
Conversion Equipment							
Steam Boiler	100%	2045	* *	1	\$58,600		
	Recent Replace Evident, Extent : Light	Area Affe	ected : 100%				
	Location : Boiler Room						
Distribution							
Steam Piping/Pump	100%	2048	* *				

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

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

Asset #: 3014

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
leating								
Terminal Devices								
Convector/Radiator		pair Evider : Through	nt, Extent : Light, A out	2041 rea Affec	* * cted : 100%	1	\$19,100	
ir Conditioning								
Energy Source Electricity	100%			2044	* *	1		
Conversion Equipment	10070			2044		1		
Exterior Pkg Unit - Cooling	10%	Now	\$44,800	2038	* *	2	\$300	
S		ctent : Seve : Rooftop	re, Area Affected :	100%				
Split Unit	10%			2028	\$118,100			
Window/Wall Unit	10%			2023	\$11,500	1		
No Component	70%				. ,			
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$9,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,200	
Exhaust Fans								
Interior	20%			2033	* *	2	\$400	
Roof	80%			2033	* *	2	\$1,500	
lumbing								
H/C Water Piping Galvanized Steel	100%			2041	* *	1		
HW Heat Exchanger Steam Fired	100%			2038	* *	4	\$5,900	
Sanitary Piping							·	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			LIIL		1		
Generic	50%			2033	* *	1	\$1,800	
Generic	50%	Now	\$2,100	2033	* *	1	\$1,600	
Generic	Other Obs Location	ervation, E : Basemen	Extent : Severe, Area at	a Affecte		1	\$1,000	
Fixtures	Explana	ion . Dome	estic Backflow Valv	е Leuкin	8			
Fixtures Generic		ixtures, Ex	ctent : Severe, Area	Affected	l : 100%			

Vertical Transport

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

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

Page: 62

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

Asset #: 3014

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, A	rea Affected : 100%	,			
	Location: B-3					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$16,600	
Fire Pump						
Generic	100%	2037	* *	1	\$11,100	

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 26-Jun-2017 Landmark Status : NONE

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

Block : 1819 Lot : 10 BIN : 1085877

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$197,500	\$559,900
Interior Architecture	\$512,400	\$1,734,100
Electrical	\$167,300	\$2,325,300
Site Pavements	\$62,700	
Total	\$939,900	\$4,619,300
Importance Code A	\$197,500	\$559,900
Importance Code B	\$629,400	\$4,018,300
Importance Code C	\$113,100	\$41,100
Total	\$939,900	\$4,619,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,200		\$19,600	
Interior Architecture	\$47,500		\$5,000	\$19,900
Electrical	\$17,400	\$14,100	\$18,700	\$14,700
Mechanical	\$47,000	\$10,600	\$19,200	\$18,200
Site Pavements	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,300	\$28,700	\$66,400	\$56,700
Importance Code A	\$28,200	\$100	\$19,600	
Importance Code B	\$69,600	\$28,600	\$46,700	\$56,700
Importance Code C	\$47,500			
Total	\$145,300	\$28,700	\$66,400	\$56,700



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

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

Asset #: 1960

rchitecture		Current	Current Repair Future Replacement		e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Exterior Walls									
Cast in Place Concrete	6%			LIFE	* *	5	\$107,700		
Masonry: Brick	80%			LIFE	* *	5	\$287,200		
Masonry: Limestone	4%			LIFE	* *	5	\$10,800		
Metal: Cage/Fence	5%			2041	* *	5	\$39,300		
Window Wall	5%			2048	* *	5	\$33,700		
Windows	1000/			2011	* *	-	<b>#26.200</b>		
Aluminum	100%			2044	* *	5	\$36,300		
Roof Modified Bitumen		Now	\$4,700	2028	\$46,800				
			ss, Extent : Moder	ate, Area	Affected: 5%				
			Cafateria Area	A CC	. 1 50/				
		etration, E. 1 : Kitchen	xtent : Moderate, A Area	rea Affe	cted : 5%				
Single Ply Membrane	90%			2028	\$243,300	10	\$72,400		
Soffits									
Fiberglass Panel	15%			2037	* *	5			
Wood	85%			2033	* *	5			
erior									
Floors									
Cast in Place Concrete		Now	\$62,000	LIFE	* *	5	\$43,500		
		_	ents, Extent : Mod	erate, Ar	ea Affected : 10%				
	Location		Entered Medanata	4 4	CC4-1.200/				
	Cracking/ Location		Extent : Moderate	, Area Aj	fectea : 20%				
Ceramic Tile	10%		\$77,000	2031	**	5	\$9,900		
		_	ents, Extent : Mod	erate, Ar	ea Affected : 20%				
			nd Showers		cc 1 200/				
	_	_	Extent : Moderate	, Area Aj	ffected: 20%				
			nd Showers						
Vinyl Tile	55%		\$185,800	2028	\$928,900	3	\$41,000		
			ents, Extent : Mode	erate, Ar	ea Affected : 1%				
		: Strairs							
			: Moderate, Area A	Affected :	10%				
	Location	ı : Through	out						
Vinyl Tile 9" X 9"	25%		\$54,700	2023	\$547,000	3	\$18,700		
			Extent: Moderate	, Area Aj	ffected : 10%				
		ı : Through							
			tent : Moderate, A	rea Affec	ted : 10%				
		ı : Through							
			: Moderate, Area A	Affected :	10%				
	Location	ı : Through	out						

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

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

Asset #: 1960

Architecture		Current l	Repair	Future Replacemen		nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Interior Walls									
Ceramic Tile	•	Now	\$50,300	2031	* *	5	\$4,600		
			Extent: Moderate	, Area A <u>f</u>	fected : 20%				
		ı : Showers							
		r Miss/Eroo ı : Showers	l, Extent : Moderat	e, Area A	Affected : 25%				
Gypsum Board	10%			LIFE	* *	5-10	\$31,100		
Masonry: Brick	10%			LIFE	* *	10	\$5,500		
Plaster	,	Now	\$21,900	LIFE	* *	5	\$41,100		
			xtent : Moderate, A	rea Affe	cted : 2%				
	Location	ı : Kitchen	Area						
Ceilings						_			
AcousTileSusp.Lay-In	5%			2026	\$80,300	5	\$9,900		
Exposed Concrete	20%		<b>**</b> **********************************	LIFE	* *	5-10	\$49,700		
Plaster	,	Now	\$39,100	LIFE	**	5	\$93,300		
		ietration, E i : Kitchen .	xtent : Moderate, A	rea Affe	cted : 2%				
ite Enclosure	Location	i : Kiichen .	Area						
Fence/Gates									
Chain link	10%			2028					
Iron Picket	90%			2063	* *				
ite Pavements	7070			2003					
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$1,200	2041	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 2%				
	Location	ı : Front Sid	dewalk						
On-Site Walkways									
Cast in Place Concrete	100%			2041	* *				
Parking/Driveway									
Asphalt	100%		\$62,700	2031	* *				
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 10%				
		Extent : Mo 1 : Through	oderate, Area Affec out	ted : 5%					
			xtent : Moderate, A	rea Affec	rted : 10%				
	_	ı : Through							

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	3	\$300	
	Other Observation, Extent :	Light, Area Affected .	: 100%			
	Location : Electrical Room					
	Explanation: 1-200 Ampe	res, 4160 Volts				

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

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

Asset #: 1960

Electrical	Current Repair	Future R	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Over 600 Volts							
Transformers							
Dry Type	100%	2033	* *	3	\$600		
	Other Observation, Extent : Light	, Area Affected : I	00%				
	Location: Electrical Room						
=	Explanation : 4160/208/120 Vol	ts , 225 Kva					
Feeders	1000/	2025	<b>015 100</b>				
Cable	100%	2027	\$15,400	1			
Raceway	1000/	•••					
Conduit	100%	2028	\$40,900	1			
Inder 600 Volts							
Service Equipment	1000/	2020	ate ate	-	<b>#</b> 400		
Fused Disc Sw	100%	2038	**	5	\$400		
	Other Observation, Extent : Light	, Area Affected : 1	00%				
	Location: Electrical Room						
	Explanation: 1-800 Amperes						
Switchgear / Switchboard	1000/	• • • • •	de de	_	<b>** -</b> • •		
Molded Case Bkrs	100%	2048	* *	5	\$2,700		
	Recent Installation, Extent: Light		00%				
	Location: Pre-fab Machinery E	nclosure					
Raceway							
Conduit	80%	2028	\$121,300	1			
Conduit	20%	2038	* *	1			
Panelboards							
Molded Case Bkrs	50%	2027	\$59,700	5	\$1,400		
Molded Case Bkrs	50%	2036	* *	5	\$1,400		
Wiring							
Braided Cloth	70% 2-4 \$167.		* *	1			
	Insulation Aged, Extent : Modera		100%				
	Location: Throughout The Buil	ding					
Thermoplastic	30%	2038	* *	1			
Motor Controllers							
Locally Mounted	100%	2026	\$205,400	5	\$700		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$3,000		
tand-by Power							
Transfer Switches							
Automatic	100%	2033	* *	1	\$31,600		
Generators							
Diesel	100%	2031	* *	1	\$39,700		
	Other Observation, Extent : Light		00%	-			
	Location : Outside						
	Explanation : Emergency Gense	et Rated @ 100 Kw	,				
Batteries		··					
Lead/Acid	100%	2021	\$1,500	5	\$3,800		
			71,000		\$2,000		

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

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

Asset #: 1960

Electrical	Current Repair	Future Replacement		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage	1000/	20.42	* *	_	Φ2.000	
Main Tank	100%	2043		5	\$3,000	
	Other Observation, Extent : Light, Area Location : Outside	Affectea	: 100%			
	Explanation: 275 Gallons Capacity					
Lighting	Explanation: 273 Gallons Capacity					
Interior Lighting						
Fluorescent	90%	2028	\$1,515,400	10	\$84,700	
Tuorescent	T-12 Lamps And Fixtures, Extent: Ligh			10	ψο 1,7 σσ	
	Location: Throughout The Building	33				
Fluorescent	5%	2028	\$84,200	10	\$4,700	
Tuorescent	Other Observation, Extent : Light, Area			10	ψ-1,700	
	Location : Basement	55	, .			
	Explanation : Compact Fluorescent L	amps				
Fluorescent	5%	2033	* *	10	\$4,700	
Tracrescent	T-8 Lamps And Fixtures, Extent: Light,		ected : 100%	10	ψ 1,7 0 0	
	Location : Basement	33				
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	30%	2028	\$116,000	10	\$100	
No Component	70%					
Alarm						
Security System	700/					
No Component	70%	2020	фо <b>2</b> осо		<b>41.70</b>	
Generic	30%	2028	\$93,000	1	\$11,500	
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Hallways And Outside	mana Cost	2444			
Fire/Smoke Detection	Explanation : CCTV Surveillance Car	nera Syste	em			
Generic, Digital	100%	2033	* *	1-3	\$63,200	
Generic, Digital	10070	2033		1-3	\$03,200	

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2054	* *	1		
PRV						
Ì	Recent Replace Evident, Extent : Light,	Area Affe	cted : 100%			
	Location : Off Site Boiler Room					
Conversion Equipment						
Heat Exchanger, Shell &	100%	2031	* *			
Tube						

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

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

Asset #: 1960

Mechanical		urrent Repair	Future Replaceme		cement Maintenance		
System Component Type		nil Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2050	* *	4	\$5,100	
	Recent Repla Location :	ce Evident, Extent : Light, Basement	Area Affe	cted : 20%			
Terminal Devices							
Air Handler	40%		2033	* *	1	\$25,400	
Convector/Radiator	60%		2033	* *	1	\$19,900	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	5%		2033	* *			
Window/Wall Unit	10%		2023	\$20,000	1		
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$90,600	
Exhaust Fans							
Interior	90%		2033	* *	2	\$2,800	
Roof	10%		2033	* *	2	\$300	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2033	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2038	* *	4	\$10,100	
Sanitary Piping						. , , ,	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070				-		
Submersible	100%		2019	\$3,300	4	\$3,300	
Backflow Preventer	10070		2017	ψ3,500	•	ψ3,300	
No Component	50%						
Generic	50%		2033	* *	1	\$3,100	
Fixtures	3070		2033		1	\$5,100	
Generic	100%						
	10070						
Vertical Transport Elevators							
Hydraulic	100%		LIFE	* *			
Trydraune		vation, Extent : Light, Area					
	Location:	_	Ајјестеи	. 100/0			
		n : 1 Unit Has Not Worked	In 2 Vaan	c c			
Eine Symmussiss	Ехріапапо	a. 1 Onu Has Not worked	ın 4 1ear.	<u> </u>			
Fire Suppression							
Standpipe	100%		2040	* *	1-5	¢51 700	
Generic	100%		2048		1-3	\$51,700	
Sprinkler	1000/		20.40	* *	1.2	<b>#20.700</b>	
Generic	100%		2048	· · · ·	1-2	\$28,700	

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

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

#### Page: 69

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

Asset #: 1960

Page: 70

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING

Address : 65 CHARLES GAY LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 55,215 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088065

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$451,300	\$232,700
Interior Architecture	\$250,000	\$285,100
Electrical	\$137,200	\$1,161,400
Mechanical		\$154,800
Site Pavements	\$246,200	
Total	\$1,084,700	\$1,834,000
Importance Code A	\$451,300	\$232,700
Importance Code B	\$387,200	\$1,601,200
Importance Code C	\$246,200	
Total	\$1,084,700	\$1,834,000

Total	\$166,000	\$18,700	\$41,800	\$18,000
Importance Code C	\$62,100			
Importance Code B	\$63,000	\$16,000	\$39,100	\$15,200
Importance Code A	\$40,900	\$2,700	\$2,700	\$2,700
Total	\$166,000	\$18,700	\$41,800	\$18,000
Site Pavements	\$11,800			
Mechanical	\$23,700	\$11,200	\$31,500	\$7,100
Electrical	\$9,600	\$7,500	\$10,300	\$8,200
Interior Architecture	\$82,700			\$2,600
Exterior Architecture	\$38,100			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 1959

Architecture	Current Repair	Maintenance				
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls						
Masonry: Brick	81% Now \$222,100 Horizontal Cracks, Extent : Light, Area Location : Throughout	LIFE Affected :	* *	5	\$36,900	
	Rusting Masonry Supt, Extent : Modera Location : At Doors					
	Caulking Deteriorated, Extent : Modero Location : Expansion Joint At Exit To	Parking A	Area			
	Vegetation Growth, Extent : Moderate, L Location : Throughout	Area Affec	cted : 10%			
Metal Panel	2% 2-4 \$300 Deformed/Dented, Extent: Light, Area L Location: Backyard Entrance	2048 Affected :	* *	5	\$1,700	
Metal Sect. OHD	2%	2033	* *	5	\$2,800	
Wood	15% Now \$35,800	2033	* *	5	\$17,100	
wood	Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Loose/Miss Fasteners, Extent: Moderate	a Affected	: 10%	3	\$17,100	
	Location: Throughout	іе, Агеи Ą	ујестей . 570			
Windows Aluminum	100%	2044	* *	5	\$11,000	
. Hommion	Deteriorated Finish, Extent : Moderate, Location : Throughout		ected : 15%	J	Ψ11,000	
Roof						
Asphalt Shingle	25% 4+ \$26,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	2037 e, Area Aff	* * fected : 15%			
	Gut/DS Non Func/Miss, Extent : Moder Location : Throughout	ate, Area	Affected : 25%			
Modified Bitumen	65% 0-2 \$97,900 Gut/DS Non Func/Miss, Extent : Moder Location : Throughout	2028 rate, Area	\$195,900 Affected : 15%			
	Patching Evident, Extent : Moderate, A. Location : Throughout	rea Affecto	ed : 10%			
	Water Penetration, Extent : Moderate, A Location : Throughout		ted : 15%			
Skylight, Plastic	10% Now \$95,500 Miss/Damaged Flashings, Extent : Mod Location : Throughout	2033 lerate, Are	* * ea Affected : 10%	1		
	Patching Evident, Extent : Moderate, A. Location : Throughout					
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affec	ted : 10%			

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

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

Asset #: 1959

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior								
Soffits								
Metal Panel	75%			2048	* *	5-10	\$22,200	
Wood	25%	0-2	\$5,600	2033	* *	5	\$2,700	
		ecay, Exter : Kitchen	nt : Moderate, Area Entrance	Affectea	l : 10%			
nterior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$217,900	
		oair Evidei : Through	ıt, Extent : Light, A out	rea Affec	eted : 20%			
Ceramic Tile	15%	Now	\$24,100	2031	* *	5	\$6,200	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 25%	;		
			Room Throughout					
			Extent : Moderate	, Area Af	fected : 5%			
	Location							
			Extent : Light, Area	Affected	: 5%			
	Location	: Shower	Rooms					
Vinyl Tile	25%	Now	\$35,200	2028	\$176,100	3	\$7,800	
	Broken/Mi	ssing Elen	nents, Extent : Ligh	t, Area Aj	ffected : 25%			
	Location	: Through	out Cafeteria					
			: Moderate, Area A	Affected :	20%			
		led, Extent : Through		Affected :	20%			
Interior Walls	Location	: Through	out		20%	: <i>E</i>	¢2 100	
Interior Walls Ceramic Tile	Location 5%	: Through	\$22,800	2031	* *	5	\$2,100	
	Location 5% Loose/Dela	: Through  Now am Surface	out \$22,800 e, Extent : Moderat	2031	* *	5	\$2,100	
	Location 5% Loose/Dela Location	: Through  Now am Surface : Shower	out \$22,800 e, Extent : Moderat Stalls Throughout	2031 e, Area A	* * ffected : 30%	5	\$2,100	
	Location 5% Loose/Del Location Water Pen	: Through  Now am Surface : Shower interpretation, E	\$22,800 e, Extent : Moderat Stalls Throughout extent : Moderate, A	2031 e, Area A	* * ffected : 30%	5	\$2,100	
Ceramic Tile	Location 5% Loose/Dela Location Water Pena Location	: Through  Now am Surface : Shower interpretation, E	out \$22,800 e, Extent : Moderat Stalls Throughout	2031 e, Area A rea Affeo	* * ffected : 30% cted : 30%			
Ceramic Tile  Concrete Masonry Unit	Location  5% Loose/Dela Location Water Pena Location 60%	: Through  Now am Surface : Shower interpretation, E	\$22,800 e, Extent : Moderat Stalls Throughout extent : Moderate, A	2031 e, Area A rea Affeo	* * ffected : 30% cted : 30% * *	5	\$39,700	
Ceramic Tile  Concrete Masonry Unit Glass: Single Pane	Location  5% Loose/Dela Location Water Pen Location 60% 1%	: Through  Now am Surface : Shower, etration, E : Shower,	out \$22,800 e, Extent : Moderat Stalls Throughout xtent : Moderate, A Stalls Throughout	2031 e, Area A rea Affeo LIFE LIFE	** ffected : 30%  cted : 30%  **	5 5	\$39,700 \$1,200	
Ceramic Tile  Concrete Masonry Unit	Location  5% Loose/Dele Location Water Pen Location 60% 1% 19%	Now am Surface : Shower, etration, E : Shower, Now	\$22,800 e, Extent : Moderat Stalls Throughout xtent : Moderate, A Stalls Throughout \$3,300	2031 e, Area A rea Affec LIFE LIFE LIFE	* * ffected : 30%  cted : 30%  * * * *	5 5	\$39,700	
Ceramic Tile  Concrete Masonry Unit Glass: Single Pane	Location  5% Loose/Dele Location Water Pene Location 60% 1% 19% Broken/Mi	Now am Surface : Shower, etration, E : Shower Now ssing Elen	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate in Moderate, A	2031 e, Area A rea Affec LIFE LIFE LIFE	* * ffected : 30%  cted : 30%  * * * *	5 5	\$39,700 \$1,200	
Ceramic Tile  Concrete Masonry Unit Glass: Single Pane Gypsum Board	Location  5% Loose/Dela Location Water Pena Location 60% 1% 19% Broken/Mit Location	Now am Surface : Shower, etration, E : Shower, Now	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate in Moderate, A	2031 e, Area A rea Affeo LIFE LIFE LIFE LIFE erate, Ar	* *  ffected : 30%  cted : 30%  * *  * *  ea Affected : 5%	5 5 5	\$39,700 \$1,200 \$9,400	
Ceramic Tile  Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick	Location  5% Loose/Dele Location Water Pene Location 60% 1% 19% Broken/Mi	Now am Surface : Shower, etration, E : Shower Now ssing Elen	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate in Moderate, A	2031 e, Area A rea Affec LIFE LIFE LIFE	* * ffected : 30%  cted : 30%  * * * *	5 5 5	\$39,700 \$1,200	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick Ceilings	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mi Location 15%	Now am Surface : Shower, etration, E : Shower Now ssing Elen	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate in Moderate, A	2031 e, Area Affect LIFE LIFE LIFE LIFE LIFE Erate, Are	* *  ffected : 30%  cted : 30%  * *  * *  ea Affected : 5%	5 5 5	\$39,700 \$1,200 \$9,400 \$3,700	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings AcousTileSusp.Lay-In	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mi Location 15%	Now am Surface : Shower, etration, E : Shower Now ssing Elen	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate in Moderate, A	2031 e, Area Affect rea Affect LIFE LIFE LIFE LIFE LIFE 2033	**  ffected : 30%  cted : 30%  **  **  ea Affected : 5%	5 5 5	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings Acous Tile Susp. Lay-In Exposed Struc: Wood	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mi Location 15%  10% 85%	Now am Surface : Shower i : Shower i : Shower i : Through	\$22,800 e, Extent: Moderat Stalls Throughout xtent: Moderate, A Stalls Throughout \$3,300 nents, Extent: Moderate	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE LIFE 2033 LIFE	** ffected: 30%  cted: 30%  ** ** ea Affected: 5%	5 5 5 5 5 10	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300 \$105,800	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings AcousTileSusp.Lay-In	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mit Location 15%  10% 85% 5%	Now  Now am Surface : Shower is etration, E : Shower is  Now ssing Elen : Through	\$22,800 e, Extent: Moderat Stalls Throughout extent: Moderate, A Stalls Throughout \$3,300 ments, Extent: Moderate \$4,400	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE 2033 LIFE LIFE LIFE	** ffected: 30%  cted: 30%  ** ea Affected: 5%  **  ** **	5 5 5 5 5 5 5 5 5 5 TO	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings Acous Tile Susp. Lay-In Exposed Struc: Wood	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mit Location 15%  10% 85% 5% Cracking/6	Now  Now am Surface : Shower is etration, E : Shower is  Now ssing Elen : Through	\$22,800 e, Extent: Moderate Stalls Throughout extent: Moderate, A Stalls Throughout \$3,300 ents, Extent: Modeout  \$8,400 Extent: Moderate	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE 2033 LIFE LIFE LIFE	** ffected: 30%  cted: 30%  ** ea Affected: 5%  **  ** **	5 5 5 5 5 10	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300 \$105,800	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings Acous Tile Susp. Lay-In Exposed Struc: Wood	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mit Location 15%  10% 85% 5% Cracking/6	Now am Surface : Shower is etration, E : Shower is Now ssing Elen : Through	\$22,800 e, Extent: Moderate Stalls Throughout extent: Moderate, A Stalls Throughout \$3,300 ents, Extent: Modeout  \$8,400 Extent: Moderate	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE 2033 LIFE LIFE LIFE	** ffected: 30%  cted: 30%  ** ea Affected: 5%  **  ** **	5 5 5 5 5 10	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300 \$105,800	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mit Location 15%  10% 85% 5% Cracking/6	Now am Surface : Shower is etration, E : Shower is Now ssing Elen : Through	\$22,800 e, Extent: Moderate Stalls Throughout extent: Moderate, A Stalls Throughout \$3,300 ents, Extent: Modeout  \$8,400 Extent: Moderate	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE 2033 LIFE LIFE LIFE	** ffected: 30%  cted: 30%  ** ea Affected: 5%  **  ** **	5 5 5 5 5 10	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300 \$105,800	
Concrete Masonry Unit Glass: Single Pane Gypsum Board  Masonry: Brick  Ceilings AcousTileSusp.Lay-In Exposed Struc: Wood Gypsum Board	Location  5% Loose/Dela Location Water Pena Location 60% 19% Broken/Mit Location 15%  10% 85% 5% Cracking/6	Now am Surface : Shower is etration, E : Shower is Now ssing Elen : Through	\$22,800 e, Extent: Moderate Stalls Throughout extent: Moderate, A Stalls Throughout \$3,300 ents, Extent: Modeout  \$8,400 Extent: Moderate	2031 e, Area A rea Affect LIFE LIFE LIFE LIFE 2033 LIFE LIFE LIFE	** ffected: 30%  cted: 30%  ** ea Affected: 5%  **  ** **	5 5 5 5 10 5	\$39,700 \$1,200 \$9,400 \$3,700 \$8,300 \$105,800	

Site Pavements

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

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

Asset #: 1959

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway							
Asphalt	85% Now	\$246,200	2031	* *			
	Location : Throug			fected : 15%			
	Potholes, Extent : N Location : Throug	Ioderate, Area Affec hout	ted : 5%				
	Sinking/Subsiding, Location: Throug	Extent : Moderate, A hout	rea Affec	ted : 5%			
Cast in Place Concrete	Location : Throug	Extent : Moderate, A		•			

Electrical	Curre	ent Repair	Futur	e Replacement	М		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Over 600 Volts							
Transformers							
Liquid Filled	100% 0-2	4	2048	* *	3	\$500	
	Liquid Leakage, 1	Extent : Moderate, Are	a Affecte	d : 100%			
	Location: Outs	ide					
	Other Observatio	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Outs	ide Building					
	Explanation: 5	00 Kva 4160/2400/208	3/120 Vol	ts			
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2038	* *	5	\$200	
	Other Observatio	n, Extent : Moderate, 1	Area Affe	cted : 100%			
	Location : Elec	trical Room					
	Explanation : $N$	ameplate Rating Not A	lvailable,	1500 Amperes Fu	ses		
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$200	
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Fused Disc Sw	25%		2027	\$16,800	5	\$300	
Molded Case Bkrs	50%		2027	\$33,600	5	\$700	
Molded Case Bkrs	25%		2044	* *	5	\$400	
Wiring							
Thermoplastic	100%		2028	\$76,900	1		
Motor Controllers							
Locally Mounted	100%		2026	\$58,100	5	\$400	

#### Ground

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

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

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

Asset #: 1959

Electrical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$1,600	
Stand-by Power				. ,	
Transfer Switches					
Automatic	100%	2033 **	1	\$17,000	
Generators					
Diesel	100%	2031 **	1	\$21,400	
	Other Observation, Extent : Light,	Area Affected : 100%			
	Location : Outside				
-	Explanation : Emergency Genera	tor Rated @ 100 Kw			
Batteries	1000/	2021 #1.500	_	Φ2 000	
Lead/Acid	100%	2021 \$1,500	5	\$2,000	
Fuel Storage Main Tank	1000/	2042 **	5	¢1 600	
Main Tank	100% Other Observation, Extent: Light,	2043	5	\$1,600	
	Location : Outside	Area Affectea . 100%			
	Explanation: 275 Gallon Capaci	tv			
Lighting	Explanation: 275 Gation Capaci	· y			
Interior Lighting					
Fluorescent	85%	2028 \$770,300	10	\$43,000	
	T-12 Lamps And Fixtures, Extent:			. ,	
	Location : Throughout The Buildi	ing			
Fluorescent	7%	2028 \$63,400	10	\$3,500	
	T-8 Lamps And Fixtures, Extent: L			,	
	Location: Boiler Rooms				
HID	4%	2028 \$5,400	10	\$100	
Incandescent	2%	2023 \$18,100	2		
LED	2%	2036 **			
	Recent Installation, Extent: Light,	Area Affected : 100%			
	Location : Kitchen And Cafeteria				
Egress Lighting					
Emergency, Service	50%	2033 **	1		
Exit, Service	50%	2033 **	1		
Exterior Lighting					
HID	30%	2028 \$62,500	10	\$100	
No Component	70%				
Alarm					
Security System	700/				
No Component	70%	2020 050.000	1	¢.( 200	
Generic	30% Other Observation, Extent: Light,	2028 \$50,000 Area Affected : 100%	1	\$6,200	
	Location : Hallways And Outside	==			
	Explanation : CCTV Surveillance				
	Explanation . CCI v Surveillance	Camera System			

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

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

Asset #: 1959

Electrical	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
Alarm					
Fire/Smoke Detection					
Generic, Analog	100%	2036 **	1-3 \$34,000		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Throughout The Building				
	Explanation: Strobe Lights, Smoke	Detectors And Horns And Ald	arm Bells		

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Fuel Oil No 2	100%		2048	* *	5	\$17,100	
Conversion Equipment Hot Water Boiler	100% Recent Repair Evider Location : Boiler R	_	2041 rea Affec	* * cted : 20%	1	\$27,300	
	Other Observation, E Location: 1st Floor Explanation: 6 Sep Room Has Hot Wat	Extent : Light, Area r erate Boiler Rooms	Each W	ith 1 Boiler For He	eating. C	enter Boiler	
Distribution							
Hot Wtr Piping/Pump	75% Recent Replace Evide Location : Boiler R	_	2036 Area Affe	* * ected : 100%	4	\$3,100	
Hot Wtr Piping/Pump	25%		2036	* *	4	\$1,000	
Terminal Devices Air Handler	10%		2028	\$72,600	1	\$3,400	
Convector/Radiator	90%		2033	* *	1	\$16,100	
Air Conditioning Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	10%		2033	* *			
Window/Wall Unit	20%		2021	\$21,500	1		
No Component	70%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,700	
Exhaust Fans						· · · · · · · · · · · · · · · · · · ·	
Roof	100%		2036	* *	2	\$1,700	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2033	* *	1		
HW Heat Exchanger Steam Fired	100%		2028	\$82,200	4	\$8,200	

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

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

Asset #: 1959

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Severe, A Location : Throughout	Area Affected : 1	100%			
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$15,500	
Chemical System						
Dry	10%	2023	\$200	1-3	\$400	
	Other Observation, Extent : Light, A	Area Affected : 1	00%			
	Location: Kitchen					
	Explanation : Kitchen Hood					
No Component	90%					

Page: 77

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$370,900	\$94,500
Interior Architecture	\$140,900	\$781,900
Electrical		\$304,400
Mechanical	\$42,400	\$157,000
Total	\$554,100	\$1,337,800
Importance Code A	\$370,900	\$142,400
Importance Code B	\$183,200	\$1,144,800
Importance Code C		\$50,600
Total	\$554,100	\$1,337,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$10,100	\$3,200
Interior Architecture		\$12,900		\$1,400
Electrical	\$12,300	\$7,700	\$9,700	\$8,400
Mechanical	\$17,300	\$13,800	\$14,200	\$11,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$37,500	\$42,300	\$41,900	\$32,300
Importance Code A	\$7,300	\$3,600	\$13,800	\$6,800
Importance Code B	\$30,200	\$38,700	\$28,100	\$25,600
Importance Code C				
Total	\$37,500	\$42,300	\$41,900	\$32,300



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

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

Asset #: 4450

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
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	0.50/			20.42	* *	-	Φ.C. 2000	
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	370			2040			\$1,500	
Modified Bitumen	Blisters, E Location Water Pen Location Worn/Erod	n : Through etration, E n : Various	xtent : Moderate, A Rooms On Fourth I : Moderate, Area A	rea Affeo Floor	cted : 10%			
terior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$23,700	
Ceramic Tile	5%			2035	* *	5	\$5,400	
Vinyl Tile	75%			2026	\$690,600	3	\$30,500	
Vinyl Tile	10%		\$92,100	2036	* *	3	\$4,100	
·	Location Worn/Eroc	ı : Multipui ded, Extent	Extent: Moderate pose Room : Moderate, Area A pose Room	-	-			
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								
	70%	Now	\$48,800	LIFE	* *	5	\$11,900	
Exposed Concrete	Water Pen		xtent : Moderate, A Rooms On Fourth I		cted : 10%			

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

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.

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

Asset #: 4450

Current Repair	Future Replacement	М	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Location : Electrical Room	Area Affected : 100%	5	\$300	
100%	2036 **	5	\$300	
100%	2036 **	1		
10% 90%	2034 ** 2034 **	5 5	\$200 \$1,700	
100%	2036 **	1		
100%	2031 **	5	\$500	
100%	LIFE **	5	\$1,100	
100%	2031 **	1	\$22,700	
Location: Generator Room	2029	1	\$28,600	
Expunumon : One 125km				
100%	2019 \$1,500	5	\$2,700	
100% Other Observation, Extent: Moderate, Location: Generator Room Explanation: One 175 Gallons	2041	5	\$2,100	
20% Other Observation, Extent : Moderate, Location : Basement		10	\$13,300	
Explanation: T12 Lamps And Composition 80% T-8 Lamps And Fixtures, Extent: Model	2036 **	10	\$53,200	
60%				
	100% Other Observation, Extent: Moderate, Location: Four 600a Main Discontinuous 100%  100% 100% 100% 100% 100% 100% 100	No	Notal   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   FY	No of   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle   (Yrs)

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

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

Asset #: 4450

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Exterior Lighting								
LED	50%			2036	* *			
No Component	50%							
Lightning 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	\$23,400	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	30%	Now	\$4,800	2026	\$47,900	1	\$9,700	
	Not in Serv	ice, Extent	: Severe, Area Affe	ected : 30	0%			
	Location	: Four Roo	of Mounted Units					
Hot Water Boiler	70%			2039	* *	1	\$25,100	
	Other Obse	rvation, E	xtent : Light, Area	Affected	: 70%			
	Location	: Boiler Ro	oom					
	Explanati	on: 2 Unit	ts					
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$2,500	
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		

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

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

Asset #: 4450

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	10%	Now	\$2,900	2026	\$57,500	1	\$3,000	
1		vice, Exten : 2nd Floo	t : Severe, Area Aff r Roof	ected : 10	0%			
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: 2nd Floo	r Roof					
	Explana	tion : No A	cess To Check Refr	igerant T	Гуре.			
Window/Wall Unit	30%			2021	\$42,400	1		
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2026	\$51,600	1	\$2,300	
No Component	90%							
Heat Rejection	100/			2026	Φ7.700	2	Φ.7. 1.0.0	
Air Cooled Condenser Unit	10%			2026	\$5,500	2	\$5,100	
No Component	90%							
Ventilation Ventilation	90%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,400	
Exhaust Fans							4 ,	
Interior	20%			2031	* *	2	\$400	
Roof	80%			2031	* *	2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$10,700	
			Extent : Light, Area	Affected	: 100%			
		: Boilers						
G : P: :	Explana	tion : Hot V	Vater Coils In Boile	ers				
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			LIFE	•	1		
Non-Submersible	100%			2031	* *	4	\$2,300	
Sewage Ejector(s)	10070			2001			Ψ2,500	
Electric	Not in Ser		\$2,000 t : Severe, Area Aff	2026 ected : 10	\$19,900	4	\$2,900	
	Location	: Basemen	t					
Backflow Preventer	10001			2021	ala -4-		<b>.</b>	
Generic	100%			2031	* *	1	\$4,400	
Fixtures	1000/							
Generic Vertical Transport	100%							

Vertical Transport

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

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

Asset #: 4450

Mechanical	Current Repair	Current Repair Future Repl		M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, Ar	ea Affected : 100	0%			
	Location: B, 1, 2, 3, 4					
	Explanation: 2 Units.					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$20,300	
Chemical System						•
Generic	100%	2024	\$1,900	1-3	\$3,700	

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : DEAN STREET FAMILY RESIDENCE

Address : 251-11 WELLER AVENUE

Borough : BROOKLYN Agency's Number : N/A

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$820,400	\$150,600
Interior Architecture	\$437,900	\$200,900
Electrical		\$566,900
Total	\$1,258,300	\$918,500
Importance Code A	\$820,400	\$150,600
Importance Code B	\$437,900	\$684,000
Importance Code C		\$83,900
Total	\$1,258,300	\$918,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$33,500
Interior Architecture	\$59,100		\$10,500	\$11,000
Electrical	\$400	\$700	\$500	\$4,800
Mechanical	\$19,100	\$3,900	\$6,200	\$8,400
Total	\$78,600	\$4,600	\$17,300	\$57,600
Importance Code A	\$2,800	\$2,800	\$2,800	\$36,400
Importance Code B	\$60,900	\$1,800	\$9,800	\$21,200
Importance Code C	\$14,800		\$4,700	
Total	\$78,600	\$4,600	\$17,300	\$57,600



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

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

Asset #: 1972

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Masonry: Brick	Cracking/C Location Water Pene	: Througho	tent : Light, Area			5	\$104,100	
Masonry: Limestone	Jnt Mortar	Now Miss/Erod : Througho	\$40,600 , Extent : Light, Ar	LIFE rea Affec	* * ted : 10%	5	\$5,600	
Stucco Cement	U	0-2 Crumbling, : Througho	\$107,600 Extent : Moderate out	2032 , Area A <u>j</u>	* * fected : 20%	5	\$46,500	
Windows								
Aluminum	Ctrwt/Baln	Now c Not Fund : Throughd	\$126,200 ct, Extent : Light, A out	2043 area Affe	* * cted : 10%	5	\$15,100	
Steel	Corrosion/ Location	Rusting, Ex	\$82,800 ktent : Moderate, A			5	\$9,900	
	Location	: Stairs	Extent : Moderate,					
	Location		Extent : Moderate	, Area Aj	ijeciea . 50%			
	_	Progress, I : Througho	Extent : Light, Arec out	a Affected	d : 100%			
Parapets			****			_	*	
Masonry: Brick	Cracking/C Location	: Through		-		5	\$8,700	
			xtent : Moderate, A	Area Affe	cted : 50%			
		: East Side ion : Stucce	, Interior Face					
Metal Panel	10%	ion . since	, on brick	2047	* *	5	\$3,700	
Roof							4-,. 30	
Modified Bitumen	95%			2032	* *	10	\$31,600	
Skylight, Metal/Glass	5%			2047	* *	10	\$5,500	

Interior

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

Asset #: 1972

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior								
Floors								
Ceramic Tile		Now	\$45,300	2030	* *	5	\$5,900	
	_	_	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	ı : Hallway	s And First Floor					
Ceramic Tile	10%			2036	* *	5	\$11,700	
Terrazzo		Now	\$13,600	LIFE	* *	5	\$4,600	
	_		Extent: Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Vinyl Tile	75%	Now	\$298,100	2032	* *	3	\$32,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 40%			
	Location	ı : Through	out					
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$9,300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,700	
Gypsum Board	75%			LIFE	* *	5	\$83,900	
Marble Panels	2%		\$14,800	LIFE	* *			
			Extent: Light, Are	a Affecte	ed : 10%			
		ı : Through						
			l, Extent : Light, Ar	ea Affec	ted : 10%			
	Location	ı : Through	out					
Plaster	13%			LIFE	* *	5	\$7,300	
Ceilings								
Gypsum Board		Now	\$94,600	LIFE	* *	5	\$117,100	
			Extent: Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					
Plaster		Now	\$30,700	LIFE	* *	5	\$14,600	
	_	_	Extent: Light, Are	a Affecte	ed : 10%			
	Location	ı : Through	out					

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent: Moder	ate, Area Affec	cted : 100%			
	Location: Electrical Room					
	Explanation: One 250 Amperes M	Main Disconne	ect Switch			
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	

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

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

Asset #: 1972

Electrical	lectrical Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2032	* *	5	\$200	
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
	Other Observation, Extent : Modera Location : Basement	ite, Area Affe	cted : 100%			
	Explanation : Corroded					
Lighting						
Interior Lighting	100/	2025	<b>4.7</b> 000	1.0	Φ2 (00	
Fluorescent	10%	2027	\$47,000	10	\$2,600	
	Other Observation, Extent : Modera Location : Basement	не, Агеа Адјес	стеа : 100%			
	Explanation: T-12 Lamps					
Fluorescent	15%	2032	* *	10	\$3,900	
	Other Observation, Extent : Modera Location : Hallways And Offices	ite, Area Affe	cted : 100%			
	Explanation: T-8 Lamps					
Incandescent	75%	2027	\$352,700	2	\$500	
Egress Lighting						
Emergency, Battery	50%	2027	\$19,300	10	\$3,500	
Exit, Service	50%	2027	\$4,800	1		
Exterior Lighting						
HID	100%	2027	\$108,000	10	\$100	
Alarm Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2027	\$59,200	1-3	\$3,500	
Generic, Digital	ZU / 0	2027	\$39,200	1-3	\$3,300	

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

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

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

Asset #: 1972

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Distribution Central Plant Steam Piping/Pmp	100%		2037	* *	4	\$1,400	
Terminal Devices Convector/Radiator	100% Now Broken, Extent : M Location : Throu	\$7,200 oderate, Area Affecte ghout	2032 d : 10%	* *	1	\$8,300	
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2025	\$5,600	1		
Ventilation							
Exhaust Fans Roof	100% Now Broken, Extent : M Location : Roof	\$8,900 oderate, Area Affecte	2032 d : 15%	* *	2	\$700	
Plumbing							
H/C Water Piping Brass/Copper	10%		2037	* *	1		
Galvanized Steel	90%		2032	* *	1		
HW Heat Exchanger Steam Fired	Location : Boiler	. Extent : Light, Area Room ils Located In Boiler	2053 Affected	**: 100%	4	\$2,800	
Sanitary Piping	zapacanon . Co						
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2035	* *	1	\$1,800	
Fixtures Generic	100%						

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : E.119 STREET VETERANS RESIDENCE

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 29-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,PH

Block : 1745 Lot : 5 BIN : 1076434

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$40,100	\$149,900
Interior Architecture	\$271,600	\$105,100
Electrical		\$374,300
Mechanical	\$54,200	\$271,300
Total	\$366,000	\$900,500
Importance Code A	\$40,100	\$149,900
Importance Code B	\$284,900	\$691,300
Importance Code C	\$41,000	\$59,400
Total	\$366,000	\$900,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,700		\$1,000	
Interior Architecture	\$98,600			\$11,500
Electrical	\$16,800	\$6,900	\$9,700	\$7,400
Mechanical	\$31,000	\$16,100	\$14,500	\$11,200
Site Pavements	\$8,100			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$223,100	\$34,800	\$37,000	\$41,900
Importance Code A	\$59,900	\$3,300	\$4,300	\$3,300
Importance Code B	\$125,200	\$31,500	\$32,700	\$38,600
Importance Code C	\$37,900			
Total	\$223,100	\$34,800	\$37,000	\$41,900



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

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

Asset #: 2594

rchitecture	Current Repair			Futur	e Replacement	M			
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Exterior Walls	750/	4.1	¢40.100	LIEE	* *	_	¢(( (00		
Masonry: Brick	_	4+ Cracks, Ext : Penthous	\$40,100 tent : Moderate, Ar se	LIFE ea Affect		5	\$66,600		
	Efflorescence, Extent: Light, Area Affected: 10%  Location: Throughout								
		Miss/Eroc : Through	l, Extent : Moderat out	e, Area A	ffected : 10%				
Window Wall	_		tent : Moderate, Ar	2048 ea Affect	* * ed : 50%	5	\$83,300		
	Location	: Through	out						
Windows Aluminum		-	\$15,300 ents, Extent : Mode		* * ea Affected : 2%	5	\$9,200		
	Glazing Cla		oor, Under Construc tent : Moderate, Ar out		ed : 25%				
Metal Louvers	5%			2037	* *	10	\$6,000		
Parapets									
Concrete Masonry Unit	44%		<b>** *</b> • • • •	LIFE	* *	5-10	\$10,700		
Masonry: Brick			\$25,000 xtent : Moderate, A l Over Room 601 A		* * cted : 15%	5	\$2,200		
Metal Panel	_	2-4 Deteriorate : Through	\$300 d, Extent : Modera	2038 te, Area	* * Affected : 5%	5	\$400		
Metal Rail	2%			2041	* *	5-10	\$1,600		
Roof	270			2011		2 10	Ψ1,000		
Modified Bitumen	_		\$7,500 tent : Moderate, Ar oof	2033 ea Affect	* * ted : 2%				
	Vegetation Location	Growth, E : Lower Ro	Extent : Moderate, A pof						
		etration, E. : Lower Ro	xtent : Moderate, A oof	rea Affeo	cted : 2%				
Soffits	1000/			20.41	ماد باله	_			
Stucco Cement	100%			2041	* *	5			

Interior

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

Asset #: 2594

Architecture		Current	Repair	Futur	e Replacement	N		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cos	Cycle (Yrs)		Priority
Interior								
Floors  Cast in Place Concrete	10%			LIFE	*	* 5	\$45,300	
Sheet Vinyl/Rubber	10%	Now	\$30,700	2038	*	5	\$43,300	
Sheet vinyhkubbei			tent : Severe, Area		: 50%	3	\$600	
		: Elevator		55				
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ed : 50%			
	Location	: Elevator	·s					
	-	-	ctent : Moderate, A	rea Affec	ted : 25%			
		: Elevator	'S					
Vinyl Tile	89%	2-4	\$156,400	2033	*	* 3	\$34,500	
	_	_	Extent : Light, Are		ed : 15%			
			Locations Through		150/			
			Moderate, Area Aj Locations Through	_	13%			
Interior Walls	Locuiton	. various	Locations Intough	ош				
Concrete Masonry Unit	15%	Now	\$23,500	LIFE	*	* 5	\$8,500	
20101000 112420111, 21110			, Extent : Moderate		ffected : 5%		40,000	
	_	_	nt Storage And Elec	-	-			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Basemer	nt Storage And Elec	ctric Roo	m			
Glass Block	3%			LIFE	*	* 10	\$1,700	
Glass: Single Pane	12%			LIFE	*	J	\$25,500	
Gypsum Board		Now	\$41,000	LIFE	*	* 5	\$59,400	
	_	_	Extent : Moderate	-	_			
			01 And 605, 1st Flo		_			
			xtent : Moderate, A 01 And 605, 1st Flo			v Rooms		
Ceilings	Bocuiton	. Room oc	71 71110 003, 131 1 10	or Dinin	g Room, Launar	y Rooms		
Exposed Concrete	65%			LIFE	*	* 5-10	\$84,800	
Gypsum Board		Now	\$7,400	LIFE	*		\$45,700	
<b>71</b>	Misaligned	d/Bulging,	Extent : Moderate,		fected : 5%		. ,	
			r Rec Rooms					
			xtent : Moderate, A	rea Affe	cted : 15%			
G's E. I	Location	: 6th Floo	r Rec Rooms					
Site Enclosure Fence/Gates								
Chain link	85%			2048	*	*		
Iron Picket	15%			2048	*	*		
Ton I lenev		Rusting, E	Extent : Light, Area		: 25%			
		_	rking Lot/Activity					
Retaining Walls								
Cast in Place Concrete	100%			2063	*	*		
Site Pavements								
Public Sidewalk	1000/	4 :	Ø1 000	2041	*	*		
Cast in Place Concrete	100%	4+ Crumblina	\$1,900 Extent : Light, Are	2041		-1-		
	Location	_	Exieni . Ligni, Are	си Ајјесћ	zu . 570			
Note: All component repairs \$ estim			and are not escalat	ad for rat	antial future inflat			

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

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

Asset #: 2594

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%			2041	* *			
Pavers/Stone	50%			2037	* *			
Parking/Driveway								
Asphalt	100%			2037	* *			
Activity Yard								
Cast in Place Concrete	75%	Now	\$6,300	2041	* *			
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 10%			
	Location	: Rear Yar	d					
	Sinking/Su	bsiding, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Rear Yar	d					
	Tripping H	lazard, Ext	ent : Moderate, Are	ea Affect	ed : 10%			
	Location	: Rear Yar	d					
Pavers/Stone	25%			2037	* *			

Electrical	Cur	rent Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	75%		2048	* *	5	\$200	
	Other Observati	ion, Extent : Light, Area	Affected	: 100%			
	Location : Ele	ctrical Room					
	Explanation:	1 - 800 Amperes Main I	Disconne	ct Switch			
Fused Disc Sw	25%		2048	* *	5	\$100	
	Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location : Ele	ctrical Room					
	Explanation:	3 - 800 Amperes Discon	inect Swi	tches, 2-400 Ampe	res Disce	onnect Switches	
Switchgear / Switchboard	•	•		*			
Fused Disc Sw	100%		2048	* *	5	\$300	
	Location : Ele	ion, Extent : Moderate, ctrical Room Drip Shield Above Swit			Floor O	f Electrical Room	
Raceway	-	•				•	
Conduit	100%		2048	* *	1		
Panelboards							
Fused Disc Sw	15%		2044	* *	5	\$200	
Molded Case Bkrs	85%		2044	* *	5	\$1,500	
Wiring							
Thermoplastic	100%		2048	* *	1		
Motor Controllers							
Locally Mounted	100%		2041	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,000	
Stand by Dayyan							

Stand-by Power

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

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

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

Asset #: 2594

Electrical	Current R	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
stand-by Power									
Transfer Switches									
Automatic	100%		2041	* *	1	\$20,500			
Generators						**			
Diesel	100%		2037	* *	1	\$25,800			
Batteries	1000/		2021	Ø1.500	-	Φ2.500			
Lead/Acid	100%		2021	\$1,500	5	\$2,500			
Fuel Storage	1000/		2056	* *	_	£2.000			
Main Tank	100%		2056	* *	5	\$2,000			
Lighting									
Interior Lighting Fluorescent	40%		2033	* *	10	\$24,400			
Fluorescent	T-8 Lamps And Fixture	os Frient · Liaht 4			10	\$24,400			
	Location : Hallways	s, Extent . Light, F	тей Аује	ссіва . 10070					
Electron	20%		2022	* *	10	¢12.200			
Fluorescent	20% T-12 Lamps And Fixtu	nas Extent Light	2033		10	\$12,200			
	Location : Througho		Area Aj	jeciea : 100%					
LED		ui The Duilaing	2026	* *					
LED	40%		2036						
	Recent Installation, Ex	tent : Light, Area I	Affected	: 100%					
	Location : Hallways								
Egress Lighting	(00/		2022	* *	1				
Emergency, Service	60%		2033	* *	1				
Exit, Service	40%		2033	* *	1				
Exterior Lighting	250/		2020	¢(2.700	10	¢100			
HID LED	25%		2028	\$62,700 * *	10	\$100			
	5% 70%		2036						
No Component	/0%								
hightning Protection									
Arresters/Cabling Generic	90% 4+	\$6,400	2068	* *	5	\$900			
Generic	Other Observation, Ex			cted · 90%	3	\$900			
	Location : Roof Peris		rea rijje	cieu . 5070					
	Explanation : Air-ter		,						
Generic	10%	minanons missing		* *	5	\$200			
-	1070		2056		3	\$200			
Alarm Security System									
No Component	70%								
Generic	30%		2033	* *	1	\$7,500			
Generic		30% 2033 " 1 \$7,500 Other Observation, Extent: Light, Area Affected: 100%							
	Location : Outside	3.6, 111.041	JJ Jereu	· ·==**					
	Explanation : CCTV	Surveillance Cam	era Syst	em					
Fire/Smoke Detection	<u> </u>		-2						
No Component	60%								
1 to component									

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

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

Asset #: 2594

Mechanical	Current	Current Repair			Maintenance		
System Component	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Туре	Total (Teals)		1.1		(113)		
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Furnace	20%		2028	\$29,300	1	\$6,600	
Hot Water Boiler	80%		2045	* *	1	\$26,300	
	Recent Replace Evide Location : Boiler R	_	Area Affe	ected : 40%			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$4,900	
Terminal Devices	10070		2030		•	ψ 1,5 0 0	
Convector/Radiator	100%		2033	* *	1	\$21,500	
Air Conditioning	20070					<i>\$21,000</i>	
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	20%		2028	\$100,700	2	\$800	
Cooling				4-00,000	_	4000	
Window/Wall Unit	60%		2023	\$77,700	1		
No Component	20%			* ,			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$58,700	
Exhaust Fans							
Interior	10%		2028	\$22,100	2	\$200	
Roof	90%		2028	\$92,900	2	\$1,800	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
HW Heat Exchanger							
HTHW/HW	50%		2054	* *			
HTHW/HW	50% Now	\$54,200	2058	* *			
	Other Observation, E		a Affecte	d : 50%			
	Location : Boiler R						
	Explanation : Coils	s In Broken Boiler N	lot Work	ing			
Sanitary Piping							
Under Construction	100%						
	Other Observation, E	Extent : Light, Area	Affected	: 0%			
	Location:						
	Explanation : Entir	re Facility Undergo	ing A Sev	wer System Replace	ement		
Storm Drain Piping							
Under Construction	100%						
Sump Pump(s)							
Non-Submersible	100%		2028	\$9,500	4	\$2,100	
Sewage Ejector(s)	<del></del>						
Electric	100%		2028	\$17,900	4	\$4,000	

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

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

Asset #: 2594

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Backflow Preventer							
No Component	50%						
Generic	50%		2033	* *	1	\$2,000	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Basemen	t					
	Explanation: Only	On Sprinkler And S	Standpip	e Service			
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: C-6						
	Explanation: Two U	Units					
Fire Suppression							
Standpipe							
Generic	100%		2038	* *	1-5	\$33,500	
Sprinkler							
Generic	100%		2038	* *	1-2	\$18,600	
Fire Pump							
Generic	100%		2031	* *	1	\$12,400	

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

Page: 95

#### **DEPT. OF HOMELESS SERVICES - FY 2018** Print Date: 22-Sep-2017

: EAST 3RD STREET SHELTER **Asset Name** 

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** : NONE : 16-Jun-2014 **Landmark Status** 

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

: 372 BIN : 1004357 Block Lot : 14

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$288,300
Electrical		\$298,500
Mechanical		\$1,072,900
Total		\$1,659,700
Importance Code B		\$1,659,700
Total		\$1,659,700

Total \$1,659,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$61,800	\$200	\$5,800	
Interior Architecture	\$35,700			\$4,200
Electrical	\$6,500	\$33,100	\$4,300	\$4,500
Mechanical	\$38,400	\$27,900	\$12,300	\$4,800
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$148,400	\$67,200	\$28,400	\$19,400
Importance Code A	\$63,200	\$1,700	\$7,200	\$1,400
Importance Code B	\$82,600	\$65,500	\$21,200	\$18,000
Importance Code C	\$2,500			
Total	\$148,400	\$67,200	\$28,400	\$19,400



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

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

Asset #: 4441

rchitecture	Current Repair Future Replacement					nt Maintenance					
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit			
terior	•			•				•			
Exterior Walls											
Concrete Masonry Unit	25%			LIFE	* *	5	\$6,500				
Masonry: Brick	25%			LIFE	* *	5	\$10,400				
3	Other Obs	servation, E	Extent : Moderate, A	Area Affe	cted : 100%		. ,				
	Location: East Facade										
	Explana	tion : Stucc	o On Brick								
Masonry: Brick	30%			LIFE	* *	5	\$12,500				
Masonry: Brick		Now	\$21,400	LIFE	* *	5	\$7,100				
Masonry: Brick	Cracking/		Extent : Moderate		fected : 10%	3	ψ,,100				
	Diagonal Cracks, Extent : Moderate, Area Affected : 5% Location : Bulkhead										
	Location	ı : North Fa	xtent : Moderate, A ucade								
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				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : East Parapet										
	Explana	tion : Stucc	o On Brick								
Metal Panel	5%			2035	* *	5	\$400				
Pre-Cast Concrete	5%		\$800	LIFE	* *	5	\$700				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping										
	Location	ı: Coping	Moderate, Area Aj								
			: Moderate, Area A	Affected :	25%						
	Location	ı : Coping									
Roof				• • • •							
Modified Bitumen		Now	\$7,800	2030	**						
			, Extent : Moderate	-	ffected : 20%						
	Location: Over Sixth Floor Bathroom										
			xtent : Moderate, A	rea Affe	cted : 10%						
			r Bathroom								
Paver: Asphalt		Now a Growth, E	\$31,900 Extent : Moderate, A	2040 Area Affe	* * cted : 35%						
	Location	ı: Roof Ove	er Kitchen								
		ded, Extent 1 : Roof Ove	: Severe, Area Affe er Kitchen	cted : 50	%						
	Locuitor										

Interior

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

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

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

Asset #: 4441

Architecture	Current Repair		Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,600	
Ceramic Tile	10%			2034	* *	5	\$4,200	
Quarry Tile	5%			2038	* *	5	\$3,200	
Vinyl Tile	80%			2025	\$288,300	3	\$17,000	
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	
	Water Pen	etration, Ex	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Sixth Flo	or Bathroom					
Exposed Concrete	7%			LIFE	* *	5	\$500	
Exposed Struc: Steel	3%	Now	\$26,800	LIFE	* *			
1	Corrosion	Rusting, E.	xtent : Moderate, A	Area Affe	cted : 25%			
		_	mbers In Electrica					

Electrical	Current Repai	r Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost   Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$100	
	Other Observation, Extent	: Moderate, Area Affected : .	100%			
	Location : Electrical Roc	om -				
	Explanation : Main Servi	ice Switch Rated At 800 Amp	eres			
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 Controllers						
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	

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

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

Asset #: 4441

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Generators							
Diesel	100%		2034	* *	1	\$11,200	
		, Extent : Light, Area	Affected	: 100%			
	Location: Basen						
<del></del>	Explanation : Or	ne 156 Kva Onan Gen	set				
Batteries	1000/		• • • • •	<b>0.1. 7</b> 00	_	44.400	
Lead/Acid	100%		2019	\$1,500	5	\$1,100	
Fuel Storage	1000/		20.52	* *	-	Ф000	
Main Tank	100%	T. M. I.	2053		5	\$800	
	Uther Observation  Location : Basen	, Extent : Moderate, A	Area Affe	cted : 100%			
r 1.12	Explanation: 27	5 Gallons Rated Cap	acity				
Lighting							
Interior Lighting Fluorescent	100%		2030	* *	10	\$26,000	
Fluorescent		xtures, Extent : Mode		Affected · 100%	10	\$20,000	
	-	ghout The Building	<i>uic</i> , 117cc	ingecica in 10070			
Egress Lighting		8					
Emergency, Service	50%		2030	* *	1		
Exit, Service	50%		2030	* *	1		
Exterior Lighting	2070		2050				
Fluorescent	100%		2030	* *	10	\$2,600	
		ent Light, Extent : Mo		Area Affected : 100		4-,000	
	Location : Front	_		30			
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$3,200	
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Hallw	ays And Outside					
	Explanation: C	CTV Surveillance C	'ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2025	\$298,500	1-3	\$18,300	
		, Extent : Moderate, A	Area Affe	cted : 100%			
		ghout The Building					
	Explanation : Ma	anual Pull Station, St	robe Ligh	its And Smoke Dete	ectors		

Mechanical	Current Rep	oair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		

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

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

Asset #: 4441

Mechanical		Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ieating Conversion Equipment Hot Water Boiler	Location		ent : Light, Area m	2030 Affected	**	1	\$14,000	
Distribution	Ехрини	non . 2 Onns						
Hot Wtr Piping/Pump Terminal Devices	100%			2033	* *	4	\$1,400	
Air Handler	60%			2025	\$223,800	1	\$10,500	
Convector/Radiator	30%			2030	**	1	\$2,800	
Fan Coil Unit/Heat	10%			2025	\$39,700	1	\$900	
ir Conditioning	1070				\$25,700		4,00	
Energy Source Electricity	100%			2033	* *	1		
Conversion Equipment	10070			2033		1		
Interior Pkg Unit - Cooling	75%			2023	\$743,700	2	\$1,300	
Window/Wall Unit	5%			2020	\$2,800	1		
No Component	20%			2020	\$2,000	1		
Heat Rejection	2070							
Evaporative Condenser	100%			2025	\$65,800	2	\$19,800	
Tentilation	10070			2023	Ψ05,000		\$17,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,800	
Exhaust Fans	10070			LII E			Ψ12,000	
Interior	Not in Ser		\$28,300 Moderate, Area		* * : 100% May Have Been R	2 Pamovad	\$300	
D. C			и Соша пот ве		**		Ф400	
Roof	50%			2030	* *	2	\$400	
lumbing H/C Water Piping Galvanized Steel	100%			2030	* *	1		
Water Heater	10070			2030		1		
Gas Fired	100%			2020	\$16,200	2	\$400	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	/-							
Electric	Corroded,		\$800 erate, Area Affe Float Switch For			4	\$1,100	
Backflow Preventer				r				
Generic	100%			2033	* *	1	\$1,700	
Fixtures Generic	100%						ψ1,700	
Vertical Transport	10070							

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.

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

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

Asset #: 4441

Mechanical	Current Re	pair F	uture l	Replacement	Ma	aintenance	
System Component Type	% of Fail Date F Total (Years)		ar E Y	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport							
Elevators							
Geared Traction	100%	LI	FE	* *			
	Other Observation, Ext	ent : Light, Area Affe	cted : I	100%			
	Location: B-6						
	Explanation: 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%	20	35	* *	1-5	\$14,300	
Sprinkler							
Generic	100%	20	35	* *	1-2	\$8,000	
Fire Pump					•		•
Generic	100%	20	28	\$17,100	1	\$5,300	

Page: 101

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : EAST NEW YORK AVENUE SRO

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 23-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1472 Lot : 1 BIN : 3319475

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$308,500	\$479,600
Interior Architecture	\$221,600	\$104,400
Electrical		\$971,900
Mechanical		\$574,500
Total	\$530,100	\$2,130,400
Importance Code A	\$308,500	\$875,300
Importance Code B	\$182,700	\$1,255,100
Importance Code C	\$38,900	
Total	\$530,100	\$2,130,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$54,000			
Interior Architecture	\$114,500		\$3,900	\$15,800
Electrical	\$25,000	\$6,000	\$6,600	\$7,100
Mechanical	\$84,000	\$9,800	\$11,600	\$7,600
Site Pavements	\$12,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$298,400	\$23,700	\$30,000	\$38,500
Importance Code A	\$75,300	\$3,000	\$3,000	\$3,000
Importance Code B	\$168,800	\$20,600	\$27,000	\$31,900
Importance Code C	\$54,200			\$3,500
Total	\$298,400	\$23,700	\$30,000	\$38,500



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

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

Asset #: 51

Architecture		Current Ro	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
cterior								
Exterior Walls						_		
Masonry: Brick	75%			LIFE	* *	5	\$133,200	
Metal Panel	5%	E	4 4 - T t - T - 4	2048	**	5-10	\$30,500	
	Location	: Roof Top	tent : Light, Area Window Atrium B					
	Explanati	ion : Metal	Cladding					
Weathering Steel	5%			LIFE	* *	1		
			tent : Light, Area dows And Windo		: 100%			
	Explanati	ion : Expose	ed Steel Window I	Lintels Ai	ıd Surrounds			
Window Wall	15%	-		2048	* *	5	\$50,000	
Windows	10,0						Ţ <b>2</b> 0,000	
Aluminum	100%	Now	\$241,900	2036	* *	5	\$9,600	
	-	tion, Extent : Throughor	: Light, Area Affe		0%		¥2, <b>y</b> 2, 2, 2	
		Missing, Ex : Throughor	tent : Moderate, 1 ut	Area Affe	cted : 20%			
		ervation, Ex : Throughor	tent : Moderate, 1 ut	Area Affe	cted : 15%			
	Explanati	ion : Windo	ws Unable To Clo	ose				
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$10,900	
Masonry: Brick	45%			LIFE	* *	5-10	\$13,600	
Metal Panel	10%			2048	* *	5	\$1,700	
Roof								
IRMA/Protected Membrane	15%	4+	\$1,900	2028	\$95,800			
		Growth, Ex : 4th Floor	tent : Light, Area Balcony	Affected	: 5%			
Modified Bitumen	85%	4+	\$31,700	2028	\$317,200			
	_	g, Extent : l : Throughor	Moderate, Area Ą		•			
		_	at : Moderate, Are	ea Affecte	ed : 20%			
		: Throghou		33				
			erate, Area Affec	ted : 20%	ó			
	_	: Throughor						
terior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$67,900	
Ceramic Tile	5%			2037	* *	5	\$5,200	
Quarry Tile	5%			2041	* *	5	\$7,800	
Vinyl Tile	75%	Now	\$13,200	2033	* *	3	\$29,100	
•		ssing Eleme : Throughor	nts, Extent : Ligh ut	t, Area A	ffected : 10%			

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

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

Asset #: 51

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$7,100	
Concrete Masonry Unit	60%			LIFE	* *	5	\$67,900	
Glass: Single Pane	10%			LIFE	* *	5	\$21,200	
Gypsum Board	25%			LIFE	* *	5-10	\$60,100	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5-10	\$26,100	
Gypsum Board	80%			LIFE	* *	5-10	\$287,200	
Site Enclosure								
Fence/Gates	4000/			• • • • •	de de			
Chain link	100%			2048	* *			
Retaining Walls					de de			
Cast in Place Concrete	100%			2063	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,200	2033	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed: 2%			
	Location	ı : Sidewall	k By Driveway Entr	ance				
	Tripping H	łazard, Ext	ent : Light, Area Aj	fected : 3	5%			
	Location	: Two Loc	ations At Front Of	Building				
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,300	2033	* *			
	_	-	Extent: Light, Are		ed: 10%			
			At Rear Of Building					
	Sinking/Si	ıbsiding, E.	xtent : Light, Area A	Affected :	10%			
	Location	: Garden 1	At Rear Of Building	3				
Parking/Driveway								
Asphalt		Now	\$7,400	2031	* *			
	_	Crumbling, ı : Through	Extent : Light, Are out	a Affecte	ed : 5%			
	Ponding,	Extent : Mo	oderate, Area Affect Of Driveway	ed : 15%	Ó			
	Sinking/Si	ıbsiding, E.	xtent : Moderate, A	rea Affec	eted : 15%			
	Location	: Bottom (	Of Driveway					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location: Electrical Room					
	Explanation: 2- Main Service Switch	es Rated @	9 800 Amperes Ea	ıch		
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	

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

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

Asset #: 51

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	75%	2036	* *	5	\$1,200	
Molded Case Bkrs		\$16,800 2053	**	5	\$200	
	Enclosure Corroded, Extent : Location : Roof	Severe, Area Affecte	d : 2%			
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$400	
Ground						
Grounding Devices	1000/	rm	* *	-	<b>#1.000</b>	
Generic	100%	LIFE	* *	5	\$1,800	
Stand-by Power						
Transfer Switches Automatic	100%	2033	* *	1	\$18,800	
Generators	100%	2033		1	\$10,000	
Not Accessible	100%					
Batteries	10070					
Not Accessible	100%					
Fuel Storage	10070					
Not Accessible	100%					
Lighting	10070					
Interior Lighting						
Fluorescent	60%	2033	* *	10	\$33,600	
	Other Observation, Extent : I	ight, Area Affected :	100%			
	Location: Throughout The	Building				
	Explanation: T-12 Lamps					
Fluorescent	40%	2033	* *	10	\$22,400	
	Other Observation, Extent : I	ight, Area Affected :	100%			
	Location: Throughout The	Building				
	Explanation: T-8 Lamps					
Egress Lighting						_
Emergency, Service	50%	2028	\$15,000	1		
Exit, Service	50%	2028	\$10,100	1		
Exterior Lighting						
HID	100%	2023	\$230,000	10	\$200	
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$55,300	1	\$6,800	
	Other Observation, Extent : I Location : Hallways	ight, Area Affected :	100%			
	Explanation: CCTV Survei	llance Camera Syster	m			

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

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

Asset #: 51

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2028	\$630,700	1-3	\$38,700	
	Other Observation, Extent : Light, Area	ı Affected	: 100%			
	Location: Throughout The Building					

Explanation: Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	90%	4+	\$2,400	2038	* *	1		
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location	: Roof						
Natural Gas	10%			2048	* *	1		
Conversion Equipment								
Furnace		Now	\$13,400	2038	* *	1	\$2,700	
	Broken, Extent: Moderate, Area Affected: 75%							
	Location: 3 Units On The Roof Not Operating							
	Damaged, Extent : Moderate, Area Affected : 50%							
	Location: Roof							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Roof						
	Explanat	ion : 4 Uni	its					
Hot Water Boiler	90%	0-2	\$7,900	2026	\$395,700	1	\$24,400	
	Corroded, Extent : Moderate, Area Affected : 2%							
	Location: Both Boilers							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement Boiler Room							
	Explana	ion: 2 Uni	its					
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$4,500	
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$19,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		

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

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

Asset #: 51

Mechanical	Current Rep	air Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	2%	2033	* *	2	\$100	
Split Unit	Location: 1st Floor Explanation: For Elev 3%	nt : Light, Area Affected : eator Machinery Room 2023 nt : Light, Area Affected :	\$36,500			
Window/Wall Unit	Explanation : Office At	2023	\$47,500	1		
No Component	55%		. ,			
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$53,900	
Exhaust Fans Roof	Location: Roof	\$28,400 2028 te, Area Affected : 30% Moderate, Area Affected		2	\$1,500	
lumbing H/C Water Piping Brass/Copper	Location: Roof 40% Now	\$8,500 2038	**	1		
	Leak Evident, Extent : M Location : Booster Pun	loderate, Area Affected : . np	5%			
Galvanized Steel	60%	2033	* *	1		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Recent Repair Evident, H Location : Basement	2028 Extent : Light, Area Affect	\$8,700 ted : 50%	4	\$1,900	
Backflow Preventer Generic	100%	2028	\$14,500	1	\$3,700	
Fixtures Generic	100%					
Vertical Transport Elevators						
Hydraulic	100% Other Observation, Extended Location: B-4 Explanation: Two Uni	LIFE nt : Light, Area Affected : ts	**			

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

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

Page: 107

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

Asset #: 51

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2038 **	1-2 \$17,100	

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$404,400	
Interior Architecture	\$154,400	\$195,100
Electrical		\$811,300
Mechanical		\$292,000
Total	\$558,800	\$1,298,400
Importance Code A	\$404,400	
Importance Code B	\$113,200	\$1,298,400
Importance Code C	\$41,200	
Total	\$558,800	\$1,298,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$1,900
Interior Architecture	\$83,900			\$2,000
Electrical	\$2,600	\$1,800	\$2,000	\$2,200
Mechanical	\$7,200	\$3,900	\$52,900	\$4,800
Total	\$93,700	\$5,700	\$54,900	\$10,800
Importance Code A	\$2,100	\$2,100	\$2,200	\$4,000
Importance Code B	\$55,400	\$3,700	\$52,800	\$6,800
Importance Code C	\$36,300			
Total	\$93,700	\$5,700	\$54,900	\$10,800



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

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

Asset #: 4455

Architecture	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior								
Exterior Walls	<b>5</b> 00/ <b>3</b> 1	Ф1 <b>72 7</b> 00	LIDE	* *	-	<b>#20.700</b>		
Masonry: Brick	50% Now Caulking Deteriorate Location: Through Water Penetration, E Location: Through	out Extent : Moderate, A		Affected : 20%	5	\$28,700		
Pre-Cast Concrete	3%		LIFE	* *	5	\$5,600		
Stucco Cement	47% Now Cracking/Crumbling Location: Through		2031 , Area Afj	* * fected : 20%	5	\$33,700		
Windows								
Aluminum	100% Ctrwt/Balnc Not Fun Location : Through		2042 ute, Area I	* * Affected : 10%	5	\$3,800		
Parapets								
Masonry: Brick	40% Now Diagonal Cracks, Ex Location: Through Water Penetration, E Location: Through	out Extent : Moderate, A			5	\$1,800		
Masonry: Brick	55% Now Cracking/Crumbling Location: Through Other Observation, I Location: Inside F Explanation: Stuce	out Extent : Moderate, A ace Of Parapet			5	\$2,500		
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,400		
Roof								
Modified Bitumen	100%		2031	* *	10	\$36,700		
rterior Floors Cast in Place Concrete	5% Now Cracking/Crumbling Location : Through		LIFE , Area Af	* * fected : 10%	5	\$6,800		
Ceramic Tile	15% Now Caulking Deteriorate Location: Through		2035 te, Area A	* * Affected : 10%	5	\$4,700		
Vinyl Tile	25% Now Cracking/Crumbling Location: Through		2026 , Area Af	\$132,600 fected : 10%	3	\$5,900		
Wood	55% Now Deteriorated Finish, Location: Through		2054 Area Affa	* * ected : 10%	5	\$32,200		

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

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

Asset #: 4455

Architecture	Architecture Current Repair Future Re		re Replacement	М	Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority		
Interior										
Interior Walls										
Ceramic Tile	20%	Now	\$41,200	2035	* *	5	\$7,500			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%					
	Location	n : Through	out							
Glass: Single Pane	3%	Now	\$6,700	LIFE	* *	5	\$1,700			
8			Extent : Moderate		ffected : 10%	-	* )			
	U	ı : Through		, ,						
Gypsum Board		Now	\$17,600	LIFE	* *	5	\$25,600			
Gypsulli Board			Extent : Moderate		ffected : 10%	3	\$23,000			
	_	n : Through		, лгеи лј	ijeciea . 1070					
DI .				TIPE	* *		Φ4. <b>7</b> 00			
Plaster	20%		\$12,000	LIFE		5	\$4,500			
		Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
		n : Through								
			xtent : Moderate, A	rea Affe	cted : 10%					
	Location	n : Through	out							
Ceilings										
AcousTileSusp.Lay-In	20%	Now	\$5,000	2039	* *	5	\$6,300			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%					
	Location	n : Through	out							
Gypsum Board	80%	Now	\$25,200	LIFE	* *	5	\$62,500			
J 1			Extent : Moderate		ffected : 10%	-	4 - )- 4 4			
	U	n: Through		. ,	•					

Electrical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	5	\$200		
	Other Observation, Extent: Moderate, Area Affected: 100%  Location: Electrical Room  Explanation: One 800 Amperes And One 200 Amperes Main Disconnect Switch For The						
	Explanation : One 800 An House And Day Care	nperes And One 200 Amper	es Main Disco	onnect S	witch For The		
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		
Fround							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$600		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4455

Electrical	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	40%	2026	\$274,100	10	\$15,300	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Throughout					
	Explanation: T-12 Lamp	os				
Fluorescent	5%	2034	* *	10	\$1,900	
	T-8 Lamps And Fixtures, E	Extent : Moderate, Ared	a Affected : 100%			
	Location : Throughout T					
Incandescent	55%	2026	\$376,900	2	\$500	
Egress Lighting						
Emergency, Battery	50%	2026	\$28,100	10	\$5,000	
Exit, Battery	50%	2026	\$23,800	10	\$1,400	
Exterior Lighting						
HID	100%	2026	\$160,200	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	\$13,500	

Mechanical	Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2036	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	* *	1	\$20,600	
	Other Observation, Extent:	Light, Area	Affected	: 100%			
	Location : Boiler Room						
	Explanation: 4 Units, Mu	lti Temp					
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$3,000	2034	* *	4	\$2,100	
1 0 1	Corroded, Extent : Moderat	te, Area Affec	ted: 109	%			
	Location: Basement						
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$13,500	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment	200/		2024	<b>#202</b> 000	2	<b>4.500</b>	
Interior Pkg Unit -	20%		2024	\$292,000	2	\$500	
Cooling Window/Wall Unit	15%		2021	¢12.200	1		
No Component	65%		2021	\$12,200	1		
Distribution	0370						
Distribution  Ductwork/Diffusers	20%		LIFE	* *	2	\$10,900	
No Component	80%		LIIL		2	\$10,700	
Ventilation	0070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,300	
Exhaust Fans							
Roof	100%		2031	* *	2	\$1,300	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2031	* *	1		
Water Heater							
Gas Fired	100%		2021	\$23,800	2	\$600	
	Other Observation, E.		Affected	: 100%			
	Location : Boiler Ro						
G ' P' '	Explanation: 1 Unit	t - Multi Temp					
Sanitary Piping	1000/		LIFE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2021	\$6,100	4	\$900	
Sewage Ejector(s)	100/0		2021	\$0,100	+	\$700	
Electric	100%		2026	\$11,400	4	\$1,700	
Fixtures	10070		2020	φ11,700	<del>-</del>	φ1,700	
Generic	100%						
Fire Suppression	10070						
Sprinkler							
No Component	90%						
Generic	10%		2046	* *	1-2	\$1,200	
	<u> </u>					<u> </u>	
Generic	100%		2024	\$1,900	1-3	\$3,700	
Chemical System				\$1,900		·	_

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

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

Page: 113

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3871 Lot : 101 BIN : 3332519

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$208,000	\$88,800
Interior Architecture	\$116,700	\$194,200
Electrical		\$755,800
Mechanical	\$47,000	\$969,300
Site Pavements		\$50,200
Total	\$371,600	\$2,058,300
Importance Code A	\$208,000	\$88,800
Importance Code B	\$47,000	\$1,905,800
Importance Code C	\$116,700	\$63,600
Total	\$371,600	\$2,058,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,600			
Interior Architecture	\$68,100		\$9,700	\$8,700
Electrical	\$7,700	\$6,400	\$7,300	\$7,700
Mechanical	\$24,000	\$10,400	\$9,800	\$9,600
Site Pavements	\$6,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$141,400	\$20,700	\$30,800	\$30,000
Importance Code A	\$35,000	\$3,400	\$3,400	\$3,400
Importance Code B	\$89,800	\$17,300	\$27,400	\$23,000
Importance Code C	\$16,700			\$3,500
Total	\$141,400	\$20,700	\$30,800	\$30,000



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

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

Asset #: 1949

Architecture	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls	0.50/	TIEE **	-	Φ1. <b>7.1</b> .000				
Masonry: Brick	85%	LITE	5	\$151,000				
Masonry: Brick	15% Now \$80,30		5	\$13,300				
	Diagonal Cracks, Extent : Moderate Location : Bulkheads	e, Area Affectea : 10%						
	Vertical Cracks, Extent : Moderate,	Area Affected : 10%						
	Location: Bulkheads	Area Affectea . 10/0						
	Water Penetration, Extent : Modera	ite Area Affected : 10%						
	Location: Bulkheads, Throughout	==						
Windows								
Aluminum	100%	2044 **	5	\$19,300				
Parapets								
Metal: Cage/Fence	100% 4+ \$17,66		5	\$14,300				
	Broken/Missing Elements, Extent: I Location: Throughout	Moderate, Area Affected : 20%						
	Corrosion/Rusting, Extent: Modera	ute, Area Affected : 50%						
	Location : Throughout							
Roof	200/ 4: 04.2	00 2041 **						
Metal Panel	30% 4+ \$4,30							
	Deteriorated Finish, Extent: Light, Location: Pyramid Roof Over Co							
M. 1'C . 1D'	<u> </u>	<u>-</u>						
Modified Bitumen	70% 4+ \$52,20 Blisters, Extent: Moderate, Area Af Location: Throughout							
	Debris Present, Extent : Moderate,	Area Affected : 20%						
	Location: Lower One Story Roof Areas							
	Ponding, Extent: Moderate, Area Affected: 20%							
	Location: Throughout							
	Vegetation Growth, Extent: Moderate, Area Affected: 15%							
	Location: Lower One Story Roof	Areas						
	Water Penetration, Extent : Modera							
	Location : Library, Security Office	e, Child Care Room B						
Interior								
Floors	150/	TIEE **	-	\$67,000				
Cast in Place Concrete Ceramic Tile	15% 10%	LIFE ** 2037 **	5 5	\$67,900 \$10,400				
Vinyl Tile	75%	2037	3	\$29,100				
Interior Walls	7370	2033		\$29,100				
Ceramic Tile	5%	2037 **	5	\$7,100				
Concrete Masonry Unit		LIFE **	5	\$11,300				
Glass: Single Pane	5%	LIFE **	5	\$10,600				
Gypsum Board	75%	LIFE **	5-10	\$180,300				
Masonry: Brick	5%	LIFE **	10	\$2,100				
Ceilings								
Gypsum Board	100% 4+ \$21,10		5	\$130,500				
	Water Penetration, Extent: Light, A	==						
	Location: Library, Security Office	e, Child Care Room B						

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

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

Asset #: 1949

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Enclosure								
Fence/Gates								
Chain link	75%			2048	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Property	Perimeter					
	Explanat	ion : Steel	Mesh Type Fence					
Iron Picket	25%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2033	* *			
Pavers/Stone	5%			2037	* *			
Parking/Driveway								
Asphalt	100%	4+	\$3,600	2031	* *			
	Potholes, I	Extent : Lig	ht, Area Affected :	10%				
	Location	: Parking	Lot Area					
Activity Yard								
Asphalt	35%			2037	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Side Yard	d Area					
	Explanat	ion : Baske	etball Court					
Rubber Matting	65%	4+	\$2,500	2028	\$50,200			
5	Worn/Eroa	led, Extent	: Light, Area Affect	ted : 15%	•			
	Location	: Play Gra	ound Areas At Rear	Of Build	ding			

lectrical	Current Repair	Future R	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : 2- Main Service	e Switches Rated @ 1.	200 Amperes A	nd 800 A	mperes	
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	2%	2036	* *	5		
Molded Case Bkrs	98%	2036	* *	5	\$1,800	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$500	

#### Ground

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

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

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

Asset #: 1949

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	50%	2033	**	10	\$31,500		
	Other Observation, Extent:		100%				
	Location: Throughout The	Building					
	Explanation: T-8 Lamps						
LED	50%	2033	* *				
Egress Lighting							
Emergency, Battery	50%	2028	\$46,200	10	\$8,300		
Exit, Service	50%	2028	\$11,400	1			
Exterior Lighting							
LED	100%	2033	* *				
Alarm							
Security System							
Generic	100%	2033	* *	1	\$25,600		
	Other Observation, Extent:		100%				
	Location : Throughout The	Building					
	Explanation: CCTV Surve	illance Camera Syste	m				
Fire/Smoke Detection							
Generic, Analog	100%	2028	\$709,600	1-3	\$43,600		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Throughout The	e e					
	Explanation : Bells, Smoke	Detector, Manual Pi	ıll Station				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating								
Energy Source								
Natural Gas	100%		2038	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2033	* *	1	\$33,900		
	Other Observation, Ext	ent : Light, Area	Affected	: 100%				
	Location : Boiler Roc	om						
	Explanation: 2 Units							
Distribution								
Hot Wtr Piping/Pump	100% 4+	\$5,000	2036	* *	4	\$3,400		
	Corroded, Extent : Mod	derate, Area Affec	ted: 109	%				
	Location: Pumps In I	Basement						
Terminal Devices								
Air Handler	60%		2028	\$541,400	1	\$25,500		
Convector/Radiator	40%		2033	* *	1	\$8,900		

Air Conditioning

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

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

Asset #: 1949

Mechanical	Current Repair Future Rep		e Replacement	placement Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Exterior Pkg Unit -	30%		2023	\$155,900	2	\$1,300	
Cooling						. ,	
	Other Observation, 1	_		: 40%			
	Location: Units Se		Only				
	Explanation: Mult	iple Roof Units					
Split Unit	10%		2028	\$137,000			
Window/Wall Unit	20%		2023	\$26,700	1		
No Component	40%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	20%		LIFE	* *	2.5	¢12 100	
No Component	20% 80%		LIFE		2-5	\$12,100	
Exhaust Fans	8070						
Interior	10%		2028	\$22,800	2	\$200	
Roof	90% 4+	\$4,800	2028	\$95,900	2	\$1,500	
rteor	Broken, Extent : Mod			ψ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	Ψ1,200	
	Location: Roof						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater					_	*	
Gas Fired	100%		2026	\$39,100	2	\$1,000	
Sanitary Piping	1000/ 31	Φ4 <b>7</b> .000	LIPE	* *	1		
Cast Iron	100% Now Blockage /Clogged,	\$47,000	LIFE		1		
	Location : Basemer		а Ајјесте	a : 30%			
	Corroded, Extent : M		cted · 5%	<u> </u>			
	Location : Main St						
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2028	\$9,800	4	\$2,200	
Sewage Ejector(s)				•		•	
Electric	100%		2023	\$18,500	4	\$4,100	
Fixtures							
Generic	100%						
Vertical Transport			_				
Elevators	4000						
Hydraulic	100%		LIFE	**			
	Other Observation, I	_					
		or To 2nd Floor Con	nmunity .	Koom			
7.	Explanation: One	Unit					

Fire Suppression

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

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

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

Page: 118

# DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2048 *	* 1-2 \$19,200	

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

Page: 119

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$3,100,500	\$2,317,800		
Interior Architecture	\$924,400	\$3,790,900		
Electrical	\$612,600	\$6,239,900		
Mechanical	\$490,300	\$2,382,400		
Total	\$5,127,800	\$14,730,900		
Importance Code A	\$3,282,300	\$2,962,900		
Importance Code B	\$1,845,500	\$11,439,200		
Importance Code C		\$328,800		
Total	\$5,127,800	\$14,730,900		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$85,500		\$6,900	\$1,400
Interior Architecture	\$63,800			\$11,200
Electrical	\$22,100	\$69,800	\$20,600	\$19,800
Mechanical	\$55,100	\$90,500	\$99,700	\$62,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$230,500	\$164,300	\$131,000	\$98,800
Importance Code A	\$85,500	\$24,200	\$30,500	\$25,000
Importance Code B	\$138,300	\$140,100	\$100,500	\$73,800
Importance Code C	\$6,700			
Total	\$230,500	\$164,300	\$131,000	\$98,800



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

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

Asset #: 4439

rchitecture		Current F	Repair	Futur	Future Replacement		aintenance	
estem Component Type	% of l Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Exterior Walls								
Cast in Place Concrete	5% Cracking/C Location	_	\$24,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%	5	\$108,500	
Masonry: Brick	55%			LIFE	* *	5	\$238,800	
Masonry: Brick	10% Broken/Mis Location	South Fa	\$261,500 ents, Extent : Ligh acade tent : Moderate, Ai	LIFE t, Area Ą	-	5	\$43,400	
	Location	: West And	l South Facades					
Masonry: Limestone	Jnt Mortar Location Staining/Di	: Through scoloring,	\$118,400 l, Extent : Light, Arout Extent : Light, Aro Locations Through	ea Affect		5	\$16,300	
Metal Panel	Location	: West Fac ed Finish, .	Extent : Moderate,			5	\$81,400	
Window Wall	15% Corrosion/I Location Glazing Bro Location	Now Rusting, E. Upper F. oken/Crac. Upper F.	\$625,300 xtent : Moderate, A ixed Windows Arou ked, Extent : Mode ixed Windows Arou d, Extent : Modera	ınd Drill erate, Are ınd Drill	Floor ea Affected : 25% Floor	5	\$122,100	
	_		a, Extent . Moderd ixed Windows Arot					
Windows	<u> </u>	Серрент	sied wildows in or		11001			
Aluminum	10%			2047	* *	5	\$2,700	
Steel	75% Bent/Warpe Location Broken/Mis Location	: South Fa sing Elem : South Fa	\$1,222,300 ts, Extent : Severe, acade And North Fo ents, Extent : Mod acade And North Fo s, Extent : Severe, A	2050 Area Aff acade erate, Ar acade	rea Affected : 20%	5	\$128,500	1
			icade And North F	00	cica : 5070			
Wood	5%	· ·		2041	* *	5	\$13,700	
Wood	10% Deteriorate Location	: South Fa Inefficient,	Extent : Severe, A	2050 ea Affect		5	\$13,700	1
	Split/Crack Location		: Severe, Area Affe cade	ected : 20	0%			

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

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

Asset #: 4439

rchitecture	Current I	Repair	Future	Replacement	М	aintenance			
vstem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Parapets									
Cast Stone/Terra Cotta	5% Now	\$30,800	LIFE	* *	5	\$30,500			
	Crazing, Extent: Mo								
	Location : North Fo	icade And Through	out						
Masonry: Brick	70%		LIFE	* *	5	\$55,200			
Masonry: Brick	20% Now	\$181,900	LIFE	* *	5	\$15,800			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 50%								
	Location: Northwest Corner								
	Misaligned/Bulging,	Extent : Moderate,	Area Affe	cted : 50%					
	Location : South Fo	icade - Leaning In T	Toward Th	ie Roof					
Metal Panel	5% Now	\$30,300	2045	* *	5	\$7,600			
	Deformed/Dented, E.	ctent : Light, Area A	Affected :	10%					
	Location: Through	out							
Roof									
Built-Up (BUR)	25% Now	\$399,500	2035	* *					
	Blisters, Extent: Mod	lerate, Area Affecte	ed : 35%						
	Location: West And East Ends								
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location: West Side.								
	Air/Water Blisters, E.	xtent : Light, Area A	Affected :	5%					
	Location : North Si	de, Tar Coating Is I	Delamina	ting From The Ba	ck Of Pa	rapet Wall			
	Water Penetration, E	xtent : Moderate, A	rea Affect	ted : 15%					
	Location: Over Dr	ill Floor							
	Worn/Eroded, Extent	: Moderate, Area A	ffected : .	30%					
	Location: West And	l East Ends							
	Other Observation, E	Extent : Light, Area	Affected :	15%					
	Location : North Si								
	Explanation: Pitch	Pockets Leaking							
Modified Bitumen	75% Now	\$152,400	2025	\$1,524,100					
	Broken/Missing Elements, Extent : Light, Area Affected : 20% Location : East Side, Two Missing Roof Drain Strainers								
	Water Penetration, Extent: Moderate, Area Affected: 80%								
	Location : Over Dr		-55 - 61						

Interior

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

Architecture		Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$39,100		
Ceramic Tile	5%	2-4	\$17,300	2028	\$345,900	5	\$8,900		
	_	Crumbling : Through	Extent : Light, Are out	a Affecte	ed : 10%				
Sheet Vinyl/Rubber	23%	Now	\$48,700	2030	* *	5	\$61,700		
	Adhesion	Failure, Ex	tent : Light, Area A	ffected :	75%				
	Location	: Main En	trance Lobby Of A	rmory					
Terrazzo	2%			LIFE	* *	5	\$5,600		
Traffic Topping	5%	Now	\$11,100	2025	\$221,400	5	\$11,200		
11 8	Cracking/	Crumbling	Extent : Light, Are				. ,		
	Location	: 4th Floo	r Epoxy With Sand	Finish					
Traffic Topping	20%			2030	* *	5	\$89,400		
Topping			Extent : Severe, Ared		d : 100%	Ü	\$65,.00		
			nd Portions Of Dril						
			rs To Rubberized Su						
Vinyl Tile		Now	\$758,800	2035	* *	3	\$33,500		
vinyi The	Cracking/Crumbling, Extent: Moderate, Area Affected: 50%								
	Location: First And Second Floors								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
			d Second Floors						
Wood	15%			2028	\$1,766,000	5	\$100,600		
Interior Walls									
Cast in Place Concrete	5%			LIFE	* *				
Cast Stone/Terra Cotta	5%			LIFE	* *				
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: First Flo	oor						
	Explana	tion : Walls	Of Mechanical Sp	ace					
Ceramic Tile	3%			2028	\$231,000	5	\$8,400		
Gypsum Board	25%			LIFE	* *	5	\$41,900		
Masonry: Brick	37%			LIFE	* *				
Plaster	15%	Now	\$6,700	LIFE	* *	5	\$12,600		
	Loose/Delam Surface, Extent : Light, Area Affected : 100%								
	Location	: Curved	Walls At Main Publ	ic Stairw	ray				
Wood	5%			LIFE	* *	5	\$55,900		
Under Construction	5%								
	Other Observation, Extent : Light, Area Affected : 0%								
		: Second I	_						
	Explana	tion : New	Toilet Rooms Being	Constru	cted				

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

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

Asset #: 4439

Architecture	Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	25% Now	\$72,200	2030	* *	5	\$44,700	
	Broken/Missing Eleme	nts, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location: First And	Second Floors					
	Water Penetration, Ext	ent : Moderate, A	rea Affec	cted : 80%			
	Location: First Floo	r Lobby					
Exposed Concrete	5% Now	\$28,700	LIFE	* *	5	\$2,800	
1	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%						
	Location : Boiler Room First Floor Of Shelter						
	Paint Peeling, Extent : Severe, Area Affected : 70%						
	Location : Electrical Room And Boiler Rooms In Shelter						
Exposed Struc: Steel	10%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$22,300	
Masonry: Infill Arch	5%		LIFE	* *		ŕ	
Plaster	25%		LIFE	* *	5	\$55,900	
Wood	25%		LIFE	* *	5	\$782,200	

ectrical	Current Repair	Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2025	\$39,200	5	\$500	
	Other Observation, Extent: Location: Electrical Room Explanation: 2000 Amper	ı	ted : 100%			
Fused Disc Sw	50%	2045	* *	5	\$500	
	Other Observation, Extent : Location : Electrical Room Explanation : 2000 Amper	ı				
Switchgear / Switchboard						
Fused Disc Sw	50%	2045	* *	5	\$500	
Molded Case Bkrs	50%	2025	\$170,800	5	\$3,100	
Raceway						
Conduit	80%	2025	\$311,600	1		
Conduit	20%	2045	* *	1		
Panelboards						
Molded Case Bkrs	25%	2041	* *	5	\$1,600	
Molded Case Bkrs	75%	2024	\$268,600	5	\$4,700	
Wiring						
Thermoplastic	75%	2025	\$450,000	1		
Thermoplastic	25%	2045	* *	1		
Motor Controllers						
Locally Mounted	100%	2023	\$746,900	5	\$1,600	

Ground

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

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

Asset #: 4439

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Ground							
Grounding Devices	4000/			_	42.500		
Generic	100%	LIFE	**	5	\$3,500		
	Other Observation, Extent : Moderate, Location : Water Main	Area Affe	ctea : 100%				
	Explanation : Main Water Pipe						
Stand-by Power	Explanation : Main water Fipe						
Transfer Switches							
Automatic	100%	2038	* *	1	\$72,900		
	Other Observation, Extent : Light, Area	a Affected	: 100%		. ,		
	Location: Electrical Room						
	Explanation: 400 Amperes For Fire	Pump					
Generators							
Diesel	100%	2034	* *	1	\$91,800		
	Other Observation, Extent: Moderate,						
	Location: Generator Room - Track A	And Field	Space				
Batteries	Explanation: 250 Kw						
Nickel Cadmium	100%	2020	\$1,500	5	\$52,800		
Fuel Storage	10070	2020	ψ1,500		Ψ52,000		
Main Tank	100%	2053	* *	5	\$7,000		
	Other Observation, Extent : Light, Area		: 100%	-	4,,,,,,		
	Location : Mechanical Room						
<u> </u>	Explanation: 600 Gallons						
Lighting							
Interior Lighting							
Fluorescent	75%	2025	\$2,940,500	10	\$164,300		
	Other Observation, Extent: Moderate,	Area Affe	ctea : 100%				
	Location : Throughout Explanation : Mostly T-12						
Ti .		2020	* *	1.0	<b>017.500</b>		
Fluorescent	8% T. S. Lamps And Firstures, Extent & Mod.	2030		10	\$17,500		
	T-8 Lamps And Fixtures, Extent : Mode Location : Limited Areas	eraie, Arec	и Ајјестей : 100%				
ШЪ		2020	* *	10	¢1 200		
HID Incandescent	15% 2%	2030 2025		10 2	\$1,200 \$100		
Egress Lighting	270	2023	\$78,400		\$100		
Exit, Service	50%	2025	\$39,700	1			
Exit, Battery	50%	2025	\$136,200	10	\$8,100		
Exterior Lighting	2070	2023	ψ130,200	10	ψ0,100		
HID	100%	2025	\$893,500	10	\$700		
Alarm					<u> </u>		
Fire/Smoke Detection							
No Component	75%						
Generic, Analog	25%	2020	\$612,600	1-3	\$36,500		
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: Pal Space						
	Explanation : Addressable Type						

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

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

Asset #: 4439

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2035	* *	1			
	Location: Boiler	Extent : Light, Area Room 00 Gallon Tank For 7		100%				
Conversion Equipment Steam Boiler	Location: Boiler				1	\$212,900		
Distribution	Explanation: 3 U	nits / 1 Used For Do	mestic Ho	ot water / 1 Unit N	leeas Re-	-tubing		
Distribution Central Plant Steam Piping/Pmp	100% Now	\$77,200	2035	* *	4	\$11,800		
	Corroded, Extent : I Location : Baseme	Moderate, Area Affed ent	cted : 15%	Ó				
		nt : Moderate, Area A	Affected : :	5%				
	Location : Pipe C	onnection Near Boil	er A					
Terminal Devices								
Convector/Radiator	100%		2030	* *	1	\$77,200		
Air Conditioning								
Energy Source Electricity	80%		2041	* *	1			
Natural Gas	20%		2045	* *	1			
	Other Observation, Location : Roof	Extent : Light, Area	Affected :	100%				
	Explanation : Ser	ves 3rd Floor Track	And 4th F	loor Bleachers				
Conversion Equipment	200/		2020	* *	1	¢£1.700		
Absorption Chiller/Direct Fire	20%		2030		1	\$51,700		
Interior Pkg Unit - Cooling	10%		2023	\$835,200	2	\$1,500		
Exterior Pkg Unit - Cooling	5%		2025	\$90,400	2	\$700		
	Location : Various		Affected :	100%				
	Explanation : Spli	it Units						
Window/Wall Unit	5%		2020	\$23,300	1			
No Component	60%							
Distribution CW & CHW Wtr Pipe/Pump	15%		2045	* *	4	\$1,800		
Ductwork/Diffusers	15%		LIFE	* *	2	\$46,600		
No Component	70%							
Terminal Devices Fan Coil - 2 Pipe	20%		2030	* *	1	\$15,400		
No Component	80%							

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

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

Asset #: 4439

Mechanical	Current Repa	ir Futur	e Replacement	M				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Air Conditioning								
Heat Rejection								
Dry Cooler	5%	2025	\$24,300	2	\$8,300			
Water Cooling Tower	20%	2026	\$67,800	2	\$48,100			
No Component Ventilation	75%							
Distribution								
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$133,200			
Exhaust Fans	10070	Ent			Ψ133,200			
Interior	100%	2025	\$9,200	2	\$7,300			
Plumbing			4-7		* : ,= : :			
H/C Water Piping								
Brass/Copper	100%	2035	* *	1				
Water Heater								
Gas Fired	100% Now	\$136,200 2025	\$136,200	2	\$2,800			
	Broken, Extent : Severe, A	rea Affected : 100%						
	Location: Boiler Room							
	Not in Service, Extent : Se	vere, Area Affected : 1	00%					
	Location : Boiler Room							
HW Heat Exchanger								
Steam Fired	100% 0-2	\$17,800 2025	\$355,700	4	\$23,600			
	Other Observation, Exten	t : Severe, Area Affecte	d: 100%					
	Location : Boiler Room Explanation : Domestic	Coil In Poilar / No Sto	maga / Imadaguata l	Uot Wata	" Cumb			
Sanitary Piping	Explanation . Domestic	Coll In Bollet / No Slo	rage / Inaaequaie I	101 wate	Г ѕирріу			
Cast Iron	100%	LIFE	* *	1				
Cust Hon	Other Observation, Exten		: 20%	1				
	Location : 2nd Floor	g,						
	Explanation: Bathroom	s Under Consrtuction						
Storm Drain Piping	•							
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	100%	2025	\$33,800	4	\$5,000			
Sewage Ejector(s)								
Electric	100%	2020	\$63,800	4	\$14,100			
Backflow Preventer								
Generic	100%	2025	\$56,800	1	\$14,600			
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	100%	LIFE	* *					
Hydraulic	100% Other Observation, Exten							
	Location: 1 To 4	ı . ыдт, лгей Ајјесіей	. 100/0					
	Explanation: 1 Unit							
	ълрининон . 1 Опп							
Sire Sunnression								
Fire Suppression Standpipe								

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

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

Page: 127

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

Mechanical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$66,900	
Fire Pump						
Generic	100%	2028	\$143,800	1	\$44,600	

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

Page: 128

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 01-Aug-2017 Landmark Status : EXTERIOR LANDMARK

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

Block : 2613 Lot : 1 BIN : 2004260

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$602,200	\$390,900
Interior Architecture	\$1,088,100	\$502,100
Electrical		\$3,266,100
Mechanical	\$268,100	\$548,800
Site Pavements	\$52,300	
Total	\$2,010,700	\$4,708,000
Importance Code A	\$602,200	\$390,900
Importance Code B	\$1,282,500	\$4,317,100
Importance Code C	0.10 ( 0.00	
importance Code C	\$126,000	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,300		\$2,700	
Interior Architecture	\$128,300		\$34,000	\$4,000
Electrical	\$38,400	\$13,900	\$20,100	\$14,600
Mechanical	\$64,100	\$33,000	\$48,100	\$29,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$292,100	\$51,900	\$109,800	\$53,500
Importance Code A	\$70,300	\$14,100	\$16,600	\$14,100
Importance Code B	\$161,600	\$37,800	\$89,000	\$39,300
Importance Code C	\$60,100		\$4,200	
Total	\$292,100	\$51,900	\$109,800	\$53,500



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

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

rchitecture	Current Repair		Futur	e Replacement	M		
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	30% Now Efflorescence, Extent: M Location: South Facas		LIFE Affected :	**	5	\$84,000	
	Graffiti, Extent : Modera		1 . 5%				
	Location : Franklin Av		u . 570				
Masonry: Brownstone	59%		LIFE	* *	5	\$247,800	
Ž	Efflorescence, Extent : M Location : Above Main			5%		, ,,,,,,,	
Slate Panels	11% 0-2 Cracking/Crumbling, Ex Location: Window Sili		LIFE , Area A <u>f</u>	* * fected : 25%	5	\$23,100	
Windows							
Aluminum	70%		2044	* *	5	\$11,900	
Aluminum	10% Now	\$15,600	2036	* *	5	\$900	
	Broken/Missing Element Location : Screens At T		erate, Ar	ea Affected : 20%			
	Other Observation, Exte Location : Tower Floor	rs	a Affected	d : 20%			
	Explanation : Bird Cor	itamination					
Bronze/Brass	5%		2036	* *	5	\$5,300	
Metal Clad	15% 2-4	\$2,900	2036	* *	5	\$8,000	
	Glazing Broken/Cracked	l, Extent : Mode	rate, Are	a Affected : 15%			
	Location : Above Drill Floor						
	Other Observation, Exte	nt : Light, Area	Affected	: 100%			
	Location : Above Drill	Floor					
	Explanation: Copper	Windows					
Parapets							
Masonry: Brick	90%		LIFE	* *	5-10	\$241,500	
Masonry: Brownstone	10%		LIFE	* *	5-10	\$50,600	

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

Asset #: 1940

rchitecture	Current Repair		Futur	e Replacement	М			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior								
Roof								
Modified Bitumen	35%		2033	* *	10	\$60,800		
	Location: Fourth	Extent : Light, Area Floor Roof Access, No Leaks Be	30	: 100%				
Single Ply Membrane	50% 0-2 Adhesion Failure, E Location : Drill R	\$31,900 Extent : Moderate, Ar oof, Walking Pads So tent : Light, Area Afj	2033 rea Affect cattered T	Throughout				
	Miss/Damaged Flas Location : Drill R	shings, Extent : Mode oof Throughout						
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2% Location : Drill Roof, West Side							
	Vegetation Growth, Location : East Dr	Extent : Moderate, A rill Roof	rea Affe	cted : 10%				
Skylight, Metal/Glass	Location: Fourth	Extent : Light, Area Floor Roof Access, No Leaks In	30		10	\$86,900		
Soffits	-							
Masonry: Brownstone	100% Efflorescence, Exter Location : Main E	nt : Moderate, Area A Entry, South Entry	LIFE Affected :	* *	5			

Interior

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	44%			LIFE	* *	5	\$410,700	
	Worn/Erodeo Location :		Moderate, Area A l	Affected :	5%			
Ceramic Tile	Location : Cracking/Cr Location :	Main Leve rumbling, I Lobby	\$1,800 nts, Extent : Seve el Shower Room, . Extent : Moderate	fected : 5%	5	\$2,100		
	_		Extent : Light, A r Communal Sho		ted : 5%			
Ceramic Tile	3%			2041	* *	5	\$6,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Bathrooms - Floors 2, 3, 4							
Panel/Paver: Cer/Brk	5%			2036	* *	5	\$24,000	
Quarry Tile	5%			2033	* *	5	\$16,000	
Steel Plate	Broken/Miss	_	\$4,200 nts, Extent : Seve om, Bottom Stair	LIFE re, Area A	* * Affected : 2%	1		
Vinyl Tile	15%			2028	\$296,800	3	\$16,000	
,	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Througout Recent Repair Evident, Extent : Light, Area Affected : 15%						V 13.11	
	Location : Throughout Uneven Substrate, Extent : Moderate, Area Affected : 5% Location : Room 402							
		d, Extent :	Moderate, Area A	Affected :	25%			
Vinyl Tile	15%			2033	* *	3	\$12,000	
Wood		Now	\$383,800	2068	* *	5	\$20,000	
	Broken/Missing Elements, Extent: Severe, Area Affected: 20% Location: 5th Floor, Drill Floor Balcony, Boiler Room							
	Dry Rot/Decay, Extent : Severe, Area Affected : 20% Location : 5th Floor, Drill Floor Balcony, Boiler Room							
	Other Obser	vation, Ex	tent : Moderate, A	Area Affe	cted : 50%			
	Location:	Gas Meter	r Room					
	Explanatio	n : Debris	Throughout					

Architecture		Current F	Repair	Futur	e Replacemen		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Co	St Cycle (Yrs)		Priority		
Interior										
Interior Walls										
Cast Stone/Terra Cotta	5%			LIFE		* 10	\$31,300			
Ceramic Tile	5%			2041	*	* 5	\$8,300			
			ent, Extent : Light, 1 n - Floors 2, 3, 4	Area Affe	ected : 75%					
Concrete Masonry Unit	5%			LIFE	*	* 5	\$6,700			
Gypsum Board	30%			LIFE	*	* 5-10	\$85,100			
Masonry: Brick	20%	Now	\$70,900	LIFE	*	*				
•	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ed : 3%					
	Location	Location: Drill Floor Balcony East Facade, Ml Shift Office								
	Horizontal Cracks, Extent : Moderate, Area Affected : 3%									
	Location: Drill Floor Balcony East Facade, Ml Shift Office									
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%									
	Location : Drill Floor Balcony East Facade									
	Misaligned/Bulging, Extent: Moderate, Area Affected: 2% Location: Drill Floor Balcony East Facade									
			nt : Moderate, Ared		d : 3%					
			or Balcony East F							
Plaster	35%	Now	\$25,500	LIFE	*	* 5	\$17,500			
	Cracking/	Crumbling,	Extent : Severe, An		ted : 10%		4-7,000			
	Location: 5th Floor Storage									
	Diagonal	Cracks, Ex	tent : Severe, Area I	Affected	: 5%					
	Location: 5th Floor Storage									
			: Severe, Area Affe	cted : 10	0%					
	Location	a : 5th Floo	r Storage							

Asset #: 1940

Architecture	Current Repair		Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior								
Ceilings								
AcousTileSusp.Lay-In	10%		2041	* *	5	\$21,300		
AcousTileSusp.Lay-In	1% 0-2	\$400	2041	**	5	\$1,100		
	Broken/Missing Element Location: Main Leve		erate, Arec	Affected: 10%				
	Staining/Discoloring, I		Aroa Aff	octod · 2%				
	Location: 2nd Floor		г, Агей Ауу	ciea . 270				
Exposed Concrete	10% Now	\$149,800	LIFE	* *	5	\$3,300		
	Corrosion/Rusting, Ext							
	Location : Area In Ar							
	Cracking/Crumbling, I Location : Area In Ar							
	Water Penetration, Ext							
	Location : Main Leve							
Exposed Struc: Steel	40%	<u> </u>	LIFE	* *	10	\$170,700		
Exposed Struc: Wood	18% Now	\$52,600	LIFE	* *	10	Ψ170,700		
Empered struct word	Broken/Missing Elemen			Affected : 5%				
	Location : Drill Room							
Masonry: Vault Struct	5%		LIFE	* *	10	\$5,300		
Plaster	4% Now	\$24,400	LIFE	* *	5	\$5,300		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : 5th Floor							
	Paint Peeling, Extent : Location : 5th Floor	Severe, Area Affe	ected : 100	%				
	Water Penetration, Ext Location : 5th Floor	ent : Moderate, A	rea Affect	ed : 10%				
Plaster	12%		LIFE	* *	5-10	\$44,000		
ite Enclosure								
Fence/Gates								
Iron Picket	100%		2063	* *				
ite Pavements								
Public Sidewalk Cast in Place Concrete	100% 0-2	\$52,300	2033	* *				
Cast III Flace Colletete	Cracking/Crumbling, I							
	Location: Throughout		, 111eu 11jje	cieu . 3070				
On-Site Walkways								
Pavers/Stone	100%		2031	* *				
	Other Observation, Ex	_	Affected:	100%				
	Location : Entry Stai							
	Explanation: Brown	stone						

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

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.

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

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

Asset #: 1940

Electrical	Current Repair	Futur	e Replacement	ment Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Under 600 Volts		•				•		
Service Equipment								
Fused Disc Sw	30%	2028	\$12,900	5	\$200			
	Other Observation, Extent : Light, Area	: 100%						
	Location: Electrical Room							
	Explanation: One 2000 Amperes For	Service #	# <b>1</b>					
Fused Disc Sw	5%	2028	\$2,100	5				
	Other Observation, Extent : Light, Area	Affected	: 100%					
	Location: Electrical Room							
	Explanation: One 400 Amperes For F	ire Pum <sub>l</sub>	9					
Molded Case Bkrs	65%	2028	\$27,900	5	\$2,400			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: Two 1600 Amperes For	Service #	<i>‡</i> 2					
Switchgear / Switchboard								
Fused Disc Sw	50%	2028	\$80,000	5	\$300			
Molded Case Bkrs	50%	2028	\$80,000	5	\$1,900			
Raceway								
Conduit	40%	2038	* *	1				
Conduit	60%	2028	\$99,400	1				
Panelboards	-0.4	•		_	4.00			
Fused Disc Sw	5%	2044	* *	5	\$200			
Molded Case Bkrs	95%	2036	* *	5	\$3,500			
Wiring	1000/	2020	* *	1				
Thermoplastic	100%	2038		1				
Motor Controllers	700/	2022	* *	_	\$700			
Locally Mounted	70% 30%	2033 2026		5 5	\$700 \$300			
Locally Mounted	30%	2026	\$40,600	3	\$300			
Ground Grounding Devices								
Generic Generic	100%	LIFE	* *	5	\$4,200			
Generic	Other Observation, Extent : Light, Area		: 100%	J	Ψ+,200			
	Location : At Water Main	119900100	. 10070					
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	90%	2033	* *	1	\$39,200			
Automatic	5%	2033	* *	1	\$2,200			
	Other Observation, Extent : Light, Area Affected : 5%							
	Location: Mechanical Room							
	Explanation: 20 Hp For Fire Pump							
Automatic	5%	2033	* *	1	\$2,200			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Transfer Switch Room							
	Explanation: 30 Amperes For Fire Al	arm						

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

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

Asset #: 1940

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators						
Diesel	100%	2031	* *	1	\$54,800	
	Other Observation, Extent : Mo Location : Generator Room	derate, Area Affecte	ed : 100%			
	Explanation : One 100 Kw					
Batteries	Explanation . One 100 Kw					
Lead/Acid	100%	2021	\$1,600	5	\$5,200	
Fuel Storage	10070	2021	Ψ1,000		Ψ5,200	
Day Tank	20%	2036	* *	5	\$5,300	
J	Other Observation, Extent : Lig		100%		*- ,	
	Location: Generator Room					
	Explanation: 180 Gallons					
Main Tank	80%	2043	* *	5	\$3,400	
	Other Observation, Extent : Lig	ht, Area Affected : .	100%			
	Location: Underground					
	Explanation: 15000 Gallon To	ank				
Lighting						
Interior Lighting						
Fluorescent	85%	2028	\$2,172,600	10	\$111,100	
	T-12 Lamps And Fixtures, Exten Location : Throughout	t : Light, Area Affe	cted : 100%			
HID	5% Now \$1	9,000 2038	* *			
	Damaged Fixtures, Extent: Mod	derate, Area Affecte	ed : 4%			
	Location : Main Hall, Recreat	ion And Several Do	ormitory Areas			
HID	10%	2033	* *	10	\$500	
Egress Lighting						
Emergency, Service	50%	2028	\$38,200	1		
Exit, Service	50%	2028	\$25,900	1		
Exterior Lighting						
HID	10%	2028	\$58,200	10		
No Component	90%					
Alarm						
Security System	600/					
No Component	60% 40%	2028	¢196 600	1	¢21 100	
Generic	40% Other Observation, Extent : Lig		\$186,600	1	\$21,100	
	Location : At All Entrances A					
	Explanation: Fixed Cameras	a Dans, manumg	Common Heas			
Fire/Smoke Detection	Experience . I twee Culterus					
No Component	75%					
Generic, Analog	25%	2028	\$399,300	1-3	\$22,400	
	<del></del> · · ·		+->,-		<del>,</del>	

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

Heating

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

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

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

Asset #: 1940

Mechanical		Current I	Repair	Futur	e Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source	10/			•					
Electricity	1%			2038	* *	1			
Interruptible Gas/Dual Fuel	99%			2038	* *	1			
Conversion Equipment					**	_			
Radiant Heater	1%			2028	\$25,800	2	\$700		
			Extent : Light, Area		: 100%				
		-	d Genenrator Roon	ıs					
		tion : 5 Un	its						
Steam Boiler	99%			2033	* *	1	\$139,800		
			Extent : Light, Area	Affected	: 100%				
			nt Boiler Room						
	Explana	tion : 2 Un	its. Boilers 1 And 2	Have Pl	ugged Tubes. 2 Pli	ıgged Tu	bes Each.		
Distribution	100/			TIPP	* *	2.5	¢10 (00		
Ductwork/Diffusers	10%	3.7	<b>#101 100</b>	LIFE	* *	2-5	\$12,600		
Ductwork/Diffusers		Now	\$191,100	LIFE		2-5	\$4,000		
			Extent : Light, Area		d:100%				
		: Inrougn	out 1st Floor Drill						
Steam Piping/Pump	83%			2038	* *				
Steam Piping/Pump		Now	\$300	2058	* *				
			Extent : Light, Area		d : 50%				
			r Drill Room By H						
			: Moderate, Area A	Affected :	50%				
	Location	: Basemer	ıt Boiler Room						
Terminal Devices									
Air Handler	15%			2028	\$307,200	1	\$13,200		
Convector/Radiator	70%			2033	* *	1	\$32,200		
Unit Heater - Steam	7%			2028	\$36,400	4	\$1,400		
Unit Heater - Steam		Now	\$41,600	2038	* *	4	\$1,000		
	_		ent : Severe, Area A	ffected :	100%				
			om Mezzanine						
			Extent : Severe, Are	a Affecte	d : 100%				
			om Mezzanine						
· ·	Explana	tion : 10 U	nits Not Working						
Air Conditioning									
Energy Source	1000/			2026	* *	1			
Electricity	100%			2036	* *	1			
Conversion Equipment	100/			2022	<b>#20.20</b> 2	1			
Window/Wall Unit	10%			2023	\$30,300	1			
No Component	90%								
Ventilation									
Distribution	1000/			TIPP	* *	2 5	Ø10 <i>E</i> 000		
Ductwork/Diffusers	100%			LIFE	-r -r	2-5	\$125,800		
Exhaust Fans	500/			2022	#2 AAA	2	<b>#2 200</b>		
Interior	50%			2023	\$3,000	2	\$2,200		
Roof	50%			2033	* *	2	\$2,200		

#### Plumbing

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

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

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

Asset #: 1940

Mechanical	Current Repair	rent Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	75%	2038	* *	1		
Galvanized Steel	25%	2033	* *	1		
Water Heater						
Electric	50%	2026	\$64,100	4	\$400	
	Other Observation, Extent : Light, Area	Affected :	50%			
	Location : Basement					
	Explanation: 3 Units Capacity 80 Ga	llons				
Electric	50%	2023	\$64,100	4	\$600	
	Other Observation, Extent: Light, Area	Affected:	50%			
	Location: Basement					
	Explanation: 3 Units Capacity 350 G	allons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2021	\$4,900	4	\$4,500	
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location: Basement Sprinkler Room					
	Explanation: 1 Unit					
Sewage Ejector(s)						
Electric	100%	2028	\$41,600	4	\$8,400	
	Other Observation, Extent : Light, Area	Affected :				
	Location: Basement Storage Room 1					
	Explanation: 2 Pumps					
Backflow Preventer						
No Component	50%					
Generic	50%	2033	* *	1	\$4,400	
	Other Observation, Extent : Light, Area	Affected :	100%		. ,	
	Location: Basement					
	Explanation : Serves Fire Suppression	ı Only				
Fixtures	A IF					
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area		100%			
	Location: 1st: 3rd Floor	33				
	Explanation: 1 Unit, Not In Service, 1	Not Opera	tional. Decommis	sioned.		
Fire Suppression	1 2,	r · · ·	,			
Standpipe						
Generic	100%	2054	* *	1-5	\$71,900	
Sprinkler	*****				Ψ, 1,200	
Generic	100%	2054	* *	1-2	\$39,900	
Fire Pump	10070	2037		1 4	Ψ37,700	
Generic	100%	2041	* *	1	\$26,600	
Gellette	10070	∠U41		1	\$20,000	

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

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

Page: 138

### DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

Asset #: 1940

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : FREEMAN HOUSES / SENECA ANNEX

Address : 999 FREEMAN STREET @ LONGFELLOW AVE.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 18-Jun-2014 Landmark Status : NONE

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

Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$178,800	\$37,300
Electrical		\$662,500
Mechanical	\$102,500	\$145,900
Total	\$281,400	\$845,700
Importance Code A	\$281,400	\$37,300
Importance Code B		\$808,400
Total	\$291.400	\$945 700

Total \$281,400 \$845,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$44,400	\$4,300	\$1,300	
Interior Architecture	\$6,600		\$800	
Electrical	\$1,000	\$1,000	\$900	\$1,000
Mechanical	\$7,200	\$7,900	\$3,800	\$2,400
Total	\$59,300	\$13,200	\$6,800	\$3,300
Importance Code A	\$44,400	\$5,700	\$2,700	\$1,400
Importance Code B	\$11,400	\$7,400	\$4,100	\$1,900
Importance Code C	\$3,400			
Total	\$59,300	\$13,200	\$6,800	\$3,300



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

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

Architecture	Current Repa	ir Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	20/					
Cast Iron	3%	LIFE	* *	-	<b>#10.700</b>	
Cast Stone/Terra Cotta	3%	LIFE	* *	5	\$10,700	
Masonry: Brick	40%	LIFE	* *	5	\$18,200	
Masonry: Brick	35%	LIFE		5	\$15,900	
	Other Observation, Extent Location: North Facade		ctea : 100%			
B.: 1	Explanation: Stucco On		* *		Ф2 200	
Masonry: Brick	7% Now	\$9,600 LIFE		5	\$3,200	
	Cracking/Crumbling, Exte Location: Stucco On Br		fected: 10%			
			atad - 1000/			
	Other Observation, Extent Location: Building Base		ciea : 100%			
	Explanation : Stucco On					
Manager			* *		¢1.700	
Masonry: Limestone	5% Now <i>Jnt Mortar Miss/Erod, Ext</i>	\$24,800 LIFE		5	\$1,700	
	Location : Window Sills		Affectea : 20%			
Metal Panel	5%	2045	* *	5-10	\$15,700	
Pre-Cast Concrete	2% Now	\$1,500 LIFE	* *	5	\$3,000	
	Int Mortar Miss/Erod, Ext Location : Window Sills		Affected : 10%			
Windows						
Aluminum	90% Now	\$105,900 2047	* *	5	\$6,300	
	Ctrwt/Balnc Not Funct, Ex Location: Throughout	tent : Moderate, Area	Affected : 25%			
Metal Clad	10% Now	\$73,000 2050	* *	5	\$4,400	
	Deteriorated Finish, Extended Location: Stairs	nt : Moderate, Area Aff	ected : 50%			
	Thermally Inefficient, Exte	ent : Moderate, Area Aj	ffected : 50%			
	Location: Stairs					
	Worn/Eroded, Extent: Mo	derate, Area Affected :	50%			
	Location: Stairs					
Parapets						
Masonry: Brick	50%	LIFE	* *	5	\$2,500	
Masonry: Brick	30% Now	\$4,300 LIFE	* *	5	\$1,500	
	Cracking/Crumbling, Exte Location : North Parape		fected : 15%			
Metal Cornice	15% Now	\$3,800 2040	* *			
	Open Joints, Extent: Mod Location: Throughout	·	25%			
Pre-Cast Concrete	5%	LIFE	* *	5	\$1,600	
	570	LILL		5	Ψ1,000	

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

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

Asset #: 3015

Architecture		Current	Repair	Future Replacement		М		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Roof								
Modified Bitumen	92%			2033	* *	10	\$11,900	
Modified Bitumen	5%	Now	\$400	2033	* *			
	Drains Cl	ogged, Exte	ent : Moderate, Are	a Affecte	ed : 10%			
	Location	ı : Air Shaf	t Over Recreation R	Room In .	Basement			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Recreati	on Room In Baseme	ent				
Skylight, Metal/Glass	3%			2051	* *	10	\$1,300	
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	
Ceramic Tile	15%			2034	* *	5	\$6,400	
Vinyl Tile	15%			2030	* *	3	\$2,400	
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	
-	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Recreati	on Room In Baseme	ent				
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	60%			LIFE	* *	5	\$31,900	
Plaster	20%			LIFE	* *	5	\$5,300	

ectrical	<b>Current Repair</b>	Future F	Replacement	Ma		
stem Component Type	% of Fail Date Estima Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$100	
	Other Observation, Extent: 1	Moderate, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation : 2- Main Serv	ice Switches Rated @	400 Amperes An	d 600 An	nperes	
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		

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

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

Asset #: 3015

Electrical	Current Repair	Future Replacem		ent Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Inder 600 Volts									
Motor Controllers									
Locally Mounted	100%	2030	* *	5	\$200				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$400				
ighting									
Interior Lighting									
Fluorescent	30%	2025	\$140,100	10	\$7,800				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Corridors, 1st Floor								
	Explanation: T-12 Lamps								
Incandescent	70%	2025	\$326,900	2	\$400				
Egress Lighting									
Emergency, Battery	50%	2025	\$19,200	10	\$3,400				
Exit, Service	50%	2025	\$4,700	1					
Exterior Lighting									
HID	100%	2025	\$107,300	10	\$100				
larm									
Security System									
No Component	70%								
Generic	30%	2025	\$25,800	1	\$3,200				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Lobby, Outside, Basement								
	Explanation: C C T V Surveillance	Cameras							
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%	2025	\$88,300	1-3	\$5,400				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Hallways								
	Explanation : Alarm Bells, Strobe Lig	ghts, Horn	is And Smoke Dete	ctors					

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$102,500	2038	* *	1	\$12,700	
	Malfunction	ning, Exten	t : Severe, Area Af	fected :	100%			
	Location :	: Boiler Ro	om					
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$1,400	
Terminal Devices								
Convector/Radiator	100%			2030	* *	1	\$9,200	

Air Conditioning

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Interior Pkg Unit -	10%	Now	\$5,000	2026	\$99,500	2	\$100	
Cooling								
			t : Severe, Area Affo					
	Location	: Sub-base	ement Boiler Room	And bas	ement			
Window/Wall Unit	10%			2020	\$5,500	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$4,800	
No Component	70%							
Exhaust Fans								
Roof	30%			2025	\$13,300	2	\$300	
No Component	70%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2025	\$46,400			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$900	4	\$900	
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2035	* *	1-2	\$400	

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$323,300	
Interior Architecture		\$38,600
Electrical		\$112,300
Mechanical		\$320,900
Total	\$323,300	\$471,800
Importance Code A	\$323,300	
Importance Code B		\$471,800
Total	\$323,300	\$471,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$47,700			
Interior Architecture	\$6,700		\$4,100	
Electrical	\$5,100	\$48,700	\$3,600	\$3,100
Mechanical	\$9,000	\$40,300	\$24,900	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,500	\$92,900	\$36,600	\$11,000
Importance Code A	\$49,200	\$1,500	\$1,500	\$1,500
Importance Code B	\$23,300	\$91,400	\$35,100	\$9,500
Importance Code C				
Total	\$72,500	\$92,900	\$36,600	\$11,000



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

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

# DEPT. OF HOMELESS SERVICES - 071 GEORGE DALY HOUSE

rchitecture	Current Repair		Future Replacement		Maintenance		
rstem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls	<b>2. 2. 3. 3.</b>				_	010.100	
Masonry: Brick	25% Now Jnt Mortar Miss/Erod, E Location : North Faca		LIFE e, Area A	* * Affected : 50%	5	\$10,100	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : North Facade						
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% Location : North Facade						
	Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : North Facade						
	Water Penetration, Extent: Moderate, Area Affected: 10%						
	Location : Pump Roon	n, Dining Room	In Basen				
Masonry: Brick	25% Other Observation, Exte		LIFE rea Affe	* * cted : 100%	5	\$10,100	
	Location: West Facad						
D'1	Explanation : Stucco C	эн Беіск	TIPE	* *		Φ10 100	
Masonry: Brick	25%	<b>#22</b> 000	LIFE	* *	5	\$10,100	
Masonry: Granite	5% Now  Jnt Mortar Miss/Erod, E  Location : South Faca				5	\$1,500	
Masonry: Limestone	5% Now  Jnt Mortar Miss/Erod, E  Location: Trims And C  Misaligned/Bulging, Ext	Cornices			5	\$1,500	
	Location : Cornice Abo		Window				
Masonry: Limestone	7% Now Cracking/Crumbling, Ex Location : South Faca		LIFE Area Aj	* * fected : 5%	5	\$2,100	
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: South Facade						
	Worn/Eroded, Extent : M Location : South Faca		ffected :	20%			
Pre-Cast Concrete	3%		LIFE	* *	5	\$3,900	
Stucco Cement	5%		2038	* *	5	\$5,100	
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Funct, Location: Throughout		2041 te, Area	* * Affected : 50%	5	\$1,400	
	Caulking Deteriorated, Location: Throughout	Extent : Modera					
	Water Penetration, Extended Location: Throughout		rea Affeo	cted : 10%			

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

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

Asset #: 14741

Architecture	Current Repair		Future Replacement		М		
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Parapets	0.50/		TIPE	ש ש	-	Ф2 000	
Masonry: Brick	95%	15	LIFE	**	5	\$3,000	
	Int Mortar Miss/Eroo Location : Interior		e, Area A	ffectea : 50%			
	Worn/Eroded, Extent		Affactad .	250/			
	Location : Interior		престей.	2570			
<b>D</b> C + C			LIEE	* *		<b>#1 000</b>	
Pre-Cast Concrete	5% Now	\$1,100	LIFE		5	\$1,000	
	Int Mortar Miss/Eroc	ı, Exieni : Moaerai	e, Area A	ffectea : 50%			
	Location : Coping Worn/Eroded, Extent	. Madanata Ana	Affactad .	250/			
	Location: Coping	. Moderale, Area A	ујестеа .	2576			
Roof							
Single Ply Membrane	95% Now	\$82,800	2035	* *			1
3	Punct/Tear/Impact D  Location: Through	amage, Extent : Se		a Affected : 25%			-
	Seams Open/Split, Ex		Affected	: 25%			
	Location : Over Fo		55				
	Water Penetration, E	xtent : Severe, Ared	a Affectea	! : 20%			
	Location: Shower,	Room 4d And Varie	ous Other	·s			
	Other Observation, E	Extent : Severe, Are	a Affected	d : 100%			
	Location: Roof Ov	er Fourth Floor					
	Explanation : Balla	st Displaced Missi	ng				
Skylight, Metal/Glass	5% Now	\$38,300	2045	* *			
	Water Penetration, E	xtent : Moderate, A	rea Affec	rted : 10%			
	Location : Roof Sta	ir					
terior							
Floors	100/		LIEE	<b>.</b>	-	<b>40.700</b>	
Cast in Place Concrete	10%	atout M. J	LIFE	**	5	\$9,700	
	Water Penetration, E.		rea Affec	ned : 10%			
	Location: Pump Re	วบที่เ	• • • •			*	
Ceramic Tile	10%		2034	* *	5	\$4,400	
Quarry Tile	5%		2038	**	5	\$3,300	
Vinyl Tile	75%	ordered a Maria and	2030	**	3	\$12,400	
	Water Penetration, E. Location: Various			nea : 10%			
Interior Walls	Location : various	Kooms On Fourth	: ioor				
Cast in Place Concrete	5%		LIFE	* *			
Gypsum Board	75%		LIFE	* *	5	\$23,700	
Plaster	20%		LIFE	* *	5	\$3,200	
1 145101	Water Penetration, E	xtent : Moderate. A		rted : 10%	5	Ψ5,200	
	Location : Dining F						

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

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

Asset #: 14741

Architecture	Current Repa	ir Futu	re Replacement	M	aintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior							
Ceilings							
AcousTileSusp.Lay-In	25%	2038	* *	5	\$11,000		
	Staining/Discoloring, Exte	ent : Moderate, Area A	Affected : 10%				
	Location: Fourth Floor Corridor						
	Water Penetration, Extent : Moderate, Area Affected : 20%						
	Location : Fourth Floor	Corridor					
Exposed Concrete	5%	LIFE	* *	5	\$300		
Gypsum Board	65%	LIFE	* *	5	\$35,800		
• •	Water Penetration, Extent	: Moderate, Area Affe	ected : 10%				
	Location : Fourth Floor	North Side					
Gypsum Board	5% Now	\$4,500 LIFE	* *	5	\$2,800		
	Broken/Missing Elements, Extent: Severe, Area Affected: 25%						
	Location : Fourth Floor	Shower					
	Water Penetration, Extent	: Severe, Area Affecte	d: 20%				
	Location : Fourth Floor						

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$100	
	Other Observation, Extent : Moder	ate, Area Affect	ted : 100%			
	Location: Electrical Room					
	Explanation: Main Service Swite	ch Rated @ 120	0 Amperes			
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	\$56,000	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power						
Generators						
Diesel	100%	2028	\$56,300	1	\$11,600	
	Other Observation, Extent : Moder Location : Generator Room	ate, Area Affect	ted : 100%			
	Explanation : Emergency Genera	itor Rated @ 15	50 Kw			
Batteries						
Lead/Acid	100%	2019	\$1,500	5	\$1,100	

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

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

Asset #: 14741

Electrical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Stand-by Power							
Fuel Storage							
Day Tank	50%	2033	* *	5	\$2,700		
	Other Observation, Extent : Modera	ate, Area Affectea	l : 100%				
	Location: Generator Room						
	Explanation: 100 Gallon Capacit	<u>*                                      </u>					
Main Tank	50%	2040	* *	5	\$400		
	Other Observation, Extent : Modera	ate, Area Affectea	l : 100%				
	Location : Basement						
	Explanation : 275 Gallon Capacit	ty					
Lighting							
Interior Lighting							
Fluorescent	95%	2030	**	10	\$25,700		
	T-8 Lamps And Fixtures, Extent : M Location : Throughout The Buildi		fected : 100%				
Fluorescent	5%	2030	* *	10	\$1,400		
	Compact Fluorescent Light, Extent Location : Lobby	: Moderate, Area	Affected: 100	%			
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	\$18,100	1	\$2,200		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Roof						
	Explanation: Panic Doors						
Fire/Smoke Detection							
Generic, Digital	100%	2030	* *	1-3	\$18,500		
	Other Observation, Extent : Modera		l : 100%				
	Location : Throughout The Building						
	Explanation: Manual Pull Station	ıs, Strobe Lights,	Smoke Detecto	ors And A	larm Bells		

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

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

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

Asset #: 14741

Mechanical	Current Repair Fu		Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Distribution Hot Wtr Piping/Pump	100% 0-2 Leak Evident, Exter Location : Boiler	\$900 nt : Moderate, Area A Room	2033 Affected :	**	4	\$1,500		
Terminal Devices								
Convector/Radiator	90%		2030	**	1	\$8,600		
Fan Coil Unit/Heat	10%		2025	\$41,300	1	\$1,000		
Air Conditioning								
Energy Source Electricity	100%		2033	* *	1			
	100%		2033		1			
Conversion Equipment Interior Pkg Unit - Cooling	20%		2023	\$206,100	2	\$400		
Window/Wall Unit	15%		2020	\$8,600	1			
No Component	65%			40,000				
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$16,400		
Exhaust Fans								
Interior	75%		2025	\$73,500	2	\$700		
Roof	25%		2025	\$11,400	2	\$200		
Plumbing								
H/C Water Piping				4. 4.				
Galvanized Steel	100%		2030	* *	1			
Water Heater Gas Fired		\$3,400 ent : Moderate, Area Units Not Working -			2	\$300		
Sanitary Piping	<u> </u>							
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sewage Ejector(s)								
Electric	100%		2020	\$8,100	4	\$1,800		
Backflow Preventer								
Generic	100%		2025	\$7,000	1	\$1,800		
Fixtures					_			
Generic	100%							
Vertical Transport								
Elevators	1000/			ai. •				
Hydraulic	100%	E 36 1	LIFE	**				
	Location: B-4	Extent : Moderate, A	Area Affe	ected : 100%				
F' G	Explanation: 1 U	nit						
Fire Suppression								
Sprinkler Generic	100%		2035	* *	1.2	¢0 200		
Generic	10070		2033		1-2	\$8,300		

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

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

# DEPT. OF HOMELESS SERVICES - 071 GEORGE DALY HOUSE

Asset #: 14741

Mechanical	Current Repa	air Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2021	\$17,700	1	\$5,500	
Chemical System		_	•		•	
Generic	100%	2020	\$1,900	1-3	\$3,700	

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : HARLEM ONE MENS RESIDENCE

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 20-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 2105 Lot : 1 BIN : 1076737

CAPITAL	FY 2019 - 2022	FY 2023 - 2028	
Exterior Architecture	\$41,300	\$155,000	
Interior Architecture	\$41,500		
Electrical	\$97,600	\$1,322,100	
Mechanical	\$310,300	\$877,700	
Total	\$490,600	\$2,354,800	
Importance Code A	\$301,500	\$155,000	
Importance Code B	\$189,100	\$2,199,800	
Total	\$400,600	\$2 354 800	

Total	\$490,600	\$2,354,800

Total	\$148,300	\$65,900	\$16,500	\$36,900
Importance Code C	\$31,400			
Importance Code B	\$93,600	\$27,400	\$12,200	\$32,600
Importance Code A	\$23,300	\$38,500	\$4,300	\$4,400
Total	\$148,300	\$65,900	\$16,500	\$36,900
Mechanical	\$14,500	\$28,500	\$12,700	\$26,500
Electrical	\$38,900	\$3,100	\$3,800	\$3,000
Interior Architecture	\$71,600			\$7,500
Exterior Architecture	\$23,300	\$34,200		
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

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

Asset #: 1958

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls									
Cast in Place Concrete	10%			LIFE	* *	5	\$56,600		
Masonry: Brick	87%			LIFE	* *	5	\$98,400		
Masonry: Limestone	3%			LIFE	* *	5	\$2,500		
Windows									
Aluminum	100%		\$23,300	2043	* *	5	\$5,600		
			ıt : Light, Area Affe	cted: 10	0%				
	Location	a : 3rd Floo	r Training Room						
Parapets									
Masonry: Brick	50%			LIFE	* *	5	\$3,500		
Masonry: Limestone	5%			LIFE	* *	5	\$400		
Metal Rail	45%			2040	* *	5-10	\$56,300		
Roof									
Copper/Terne	5%			2055	* *	10	\$5,400		
Modified Bitumen	95%			2032	* *	10	\$41,300		
terior									
Floors Ceramic Tile	100/	Now	\$13,900	2036	* *	-	<b>#2</b> (00		
Ceraniie Tile	Broken/M Location Cracking/	issing Elem 1 : Toilet(s) Crumbling,	ents, Extent : Light And Showers Extent : Moderate Showers and Kitch	, Area Aj , Area Aj	-	5	\$3,600		
Terrazzo	20%			LIFE	* *	5	\$11,200		
Vinyl Tile	68%		\$41,500	2032	* *	3	\$11,200		
villyl The	Cracking/	Crumbling,	\$41,500 Extent : Light, Are r Training Room		ed : 20%	3	\$18,300		
Wood	2%			2042	* *	5	\$2,700		
Interior Walls							+-,,,,,		
Ceramic Tile	10%	Now	\$31,400	2036	* *	5	\$5,700		
		_	ents, Extent : Mode Showers and Kitch	erate, Ar	ea Affected : 10%		***,		
	Cracking/	Crumbling,	Extent : Moderate Showers and Kitch	, Area Aj	fected : 5%				
Concrete Masonry Unit	70%			LIFE	* *	5	\$31,900		
Gypsum Board	20%			LIFE	* *	5	\$13,700		
Ceilings							<u> </u>		
AcousTile,Adhered	20%	Now	\$26,300	2032	* *	5	\$7,100		
•	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 2%		-		
		-	out Cafeteria						

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

Under 600 Volts

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

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

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

Asset #: 1958

Current Repair		Future Replacement		Maintenance			
% of l Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Location .	: Electrica	ıl Room			5 Amperes	\$200 s.	
			2057 ea Affec	* * ted : 100%	5	\$100	
95% 5%			2027 2047	\$13,000 * *	1 1		
	-		2035 2052 ea Affec	* * * * ted : 100%	5 5	\$100 \$300	
20% 15%			2026 2035	\$9,000	5 5	\$200 \$200	
	-		2052 a Affecte	* * d : 100%	1		
20%			2037	* *	1		
100%			2025	\$93,400	5	\$300	
-			2027 ate, Ared	\$211,700 a Affected : 100%	10	\$11,800	
-		-	2027 derate, A	\$494,000 Area Affected : 100	% 10	\$27,600	
50% 50%			2027 2027	\$29,000 \$7,200	10 1	\$5,200	
20% 80%			2027	\$32,400	10		
70% 30%		Extent : Moderate, A	2027	\$39,000	1	\$4,800	
	100% Other Obsel Location Explanati 100% On Extende Location 20% 5% 60% On Extende Location 20% Insulation of Location 70% Compact F Location 50% 50% 80%	% of Fail Date Total (Years)  100% Other Observation, E Location: Electrical Explanation: 2 - M  100% 0-2 On Extended Life, Ext Location: Electrical Shape S	100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: 2 - Main Service Disconding Explanation: Electrical Room  95% 5% 5% 5% 60% 2-4 \$26,900 On Extended Life, Extent: Moderate, Are Location: Throughout The Building 20% 15%  80% 0-2 \$9,100 Insulation Aged, Extent: Moderate, Are Location: Throughout The Building 20%  100%  70%  Compact Fluorescent Light, Extent: Moderation: Basement 70% Compact Fluorescent Light, Extent: Moderation: Throughout The Building 50% 50% 50% 50%	Total   Cyears   Sestimated Cost   Year FY	100%   2027   \$5,700     100%   2027   \$5,700     Other Observation, Extent: Moderate, Area Affected: 100%     Location: Electrical Room     Explanation: 2 - Main Service Disconnect Switches Rated @ 600     100%   0-2   \$97,600   2057   ***     On Extended Life, Extent: Moderate, Area Affected: 100%     Location: Electrical Room     95%   2027   \$13,000     5%   2047   ***     5%   2035   ***     60%   2-4   \$26,900   2052   ***     On Extended Life, Extent: Moderate, Area Affected: 100%     Location: Throughout The Building     20%   2035   ***     80%   0-2   \$9,100   2052   ***     Insulation Aged, Extent: Moderate, Area Affected: 100%     Location: Throughout The Building     20%   2037   ***     100%   2025   \$93,400     30%   2027   \$211,700     T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%     Location: Basement     70%   2027   \$494,000     Compact Fluorescent Light, Extent: Moderate, Area Affected: 100     Location: Throughout The Building     50%   2027   \$494,000     50%   2027   \$29,000     50%   2027   \$29,000     50%   2027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%   3027   \$32,400     80%   30%	No f   Fail Date   Estimated Cost   Year   Estimated Cost   Cycle (Yrs)	No of Total   Fail Date   Estimated Cost   FY   Estimated Cost   Cycle   Cyc

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

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

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

Asset #: 1958

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost   Year   Estimated Cost   FY	Cycle Estimated Cost (Yrs)	Priority					
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%	2027 \$444,600	1-3 \$26,500						
_	Other Observation, Extent: Model	rate, Area Affected : 100%							
Location: Throughout The Building									
	Explanation: Strobe Lights, Man	nual Pull Stations, Smoke Detect	ors, Alarm Bells And Horns						

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Fuel Oil No 2	100% Now Leak Evident, Extent Location : Oil Tank		2037 cted : 20	**	5	\$6,700	
Conversion Equipment Steam Boiler	100% 2-4 On Extended Life, Extended Life, Extended Control Boilers Other Observation, In Location: Boiler K	Extent : Light, Area Room			1	\$38,300	
Distribution	Explanation: 2 Un	uts					
Central Plant Steam Piping/Pmp	100%		2027	\$680,500	4	\$3,200	
Terminal Devices							
Air Handler	25%		2032	* *	1	\$6,700	
Convector/Radiator	75%		2025	\$161,400	1	\$10,400	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	5%		2035	* *	2	\$100	
Window/Wall Unit	25%		2020	\$20,900	1		
No Component	70%			7-0,200	-		
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$24,000	
Exhaust Fans						· · · · · · · · · · · · · · · · · · ·	
Interior	25%		2027	\$35,800	2	\$300	
Roof	75%		2022	\$50,100	2	\$1,000	
Plumbing H/C Water Piping Galvanized Steel	100%		2032	* *	1		
Water Heater	100,0				-		
Oil Fired	50%		2022	\$16,700	1	\$600	
No Component	50%		2022	Ψ10,700	•	\$500	
Note: All component repairs \$ esti		rs and are not escalate	ed for pot	ential future inflation	! <u>.</u>		

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset #: 1958

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
HW Heat Exchanger							
Steam Fired	50%		2037	* *	4	\$2,100	
No Component	50%						
Sanitary Piping							
Cast Iron	100%	ı	LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%	1	LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$6,100	4	\$1,400	
Sewage Ejector(s)							
Electric	100%		2027	\$11,600	4	\$2,600	
Backflow Preventer							
Generic	100%		2027	\$10,200	1	\$2,600	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2047	* *	1-2	\$12,000	
Chemical System							
Generic	100%		2022	\$1,900	1-3	\$4,000	

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : HELP 1

Address : 515 BLAKE AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 123,910 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3766 Lot : 1 BIN : 3252577

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,364,400	\$677,100
Interior Architecture	\$464,100	\$1,443,100
Electrical		\$1,739,100
Mechanical	\$671,700	\$796,900
Total	\$3,500,300	\$4,656,200
Importance Code A	\$2,426,000	\$1,364,800
Importance Code B	\$729,000	\$3,103,000
Importance Code C	\$345,200	\$188,300
Total	\$3,500,300	\$4,656,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$39,300			
Interior Architecture	\$63,900		\$15,500	\$30,300
Electrical	\$10,200	\$4,600	\$6,700	\$5,600
Mechanical	\$27,200	\$17,600	\$24,200	\$15,200
Site Pavements	\$7,000			
Total	\$147,700	\$22,300	\$46,500	\$51,000
Importance Code A	\$44,100	\$6,100	\$6,100	\$6,100
Importance Code B	\$91,200	\$16,100	\$40,400	\$36,000
Importance Code C	\$12,500			\$8,900
Total	\$147,700	\$22,300	\$46,500	\$51,000



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

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

#### Asset # · 14349

		Asset # : 14349								
rchitecture	Current Repair Future Replacement						Maintenance			
estem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior										
Exterior Walls	100/			TIPE	ate at		<b>#10.000</b>			
Concrete Masonry Unit	10%	Now	\$207.700	LIFE	* *	3	\$19,900			
Stucco Cement			\$207,700 ents, Extent : Mod	2033		5	\$179,500			
		: Througho		eruie, Ar	еи Аујестеи . 1076	,				
		_	mage, Extent : Li	ght, Area	Affected : 10%					
		-	or Stair Locations		33					
	Other Obs	ervation, Ex	ktent : Moderate, 1	Area Affe	cted : 100%					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : East And West Wings									
	Explana	tion : This C	Component Is Actu	ally EIF	S Cladding.					
Windows						_				
Aluminum		Now	\$1,258,500	2053	**	5	\$15,000			
			t : Moderate, Area	і Ајјестес	1:100%					
	Location : Apartments Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
	Location: Apartments									
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
		: Apartmen		,	<i>33</i>					
	Hardware	Missing, Ex	tent : Moderate, A	Area Affe	cted : 30%					
	Location	: Apartmen	ats							
Aluminum	20%			2044	* *	5	\$7,500			
Parapets	1.50/			LIEE	* *		ФО <b>2</b> 00			
Concrete Masonry Unit Metal Rail	15% 5%			LIFE 2033	* *	3-10	\$9,300 \$10,200			
Stucco Cement	80%	2-4	\$4,700	2033	* *		\$10,200			
Staceo Cement					ed : 10%	3	\$11,700			
	Cracking/Crumbling, Extent: Light, Area Affected: 10%  Location: Apartment Wing Roofs									
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location	: Apartmen	nts							
	Explana	tion : This C	Component Is Actu	ally E I	F S Cladding Syst	em				
Roof	<		<b>42 -</b> 00		4. 4					
Modified Bitumen		Now	\$3,700	2033	**	•				
			nt : Light, Area A <u>f</u> t And West Wings	fectea : 1	15%					
			t, Extent : Light, A	roa Affai	ated · 2%					
				1164 11556	лен . 270					
	Location: West Wing  Vegetation Growth, Extent: Light, Area Affected: 5%									
			West Wing Scupp							
Modified Bitumen		Now	\$9,900	2028	\$98,800	)				
1120 41110 4 210411011			t, Area Affected :		\$70,000	•				
		_	ter Main Roof							
	Patching I	Evident, Ext	ent : Moderate, A	rea Affec	ted : 25%					
		: Over Pub								
	_	_	nt, Area Affected :		_					
	Location	: Help Cen	ter Main Roof And	l Multipu	irpose Room Rooj	r				

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

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

Asset #: 14349

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%		\$898,200	LIFE	* *	5	\$398,800	
	_	_	Extent : Moderate		fected : 20%			
			teel Railing Supp					
	-		t, Extent : Moder	ate, Area	Affected : 20%			
	Location :	: Apartmen	t Balcony Soffits					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$34,000	
Ceramic Tile	5%			2037	* *	5	\$7,800	
Vinyl Tile	90%			2028	\$1,186,800	3	\$69,900	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$17,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$14,300	
Glass: Single Pane	2%			LIFE	* *	5	\$10,700	
Gypsum Board	88%			LIFE	* *	5-10	\$533,500	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	* *	5	\$31,100	
Exposed Concrete	10%			LIFE	* *	5-10	\$19,400	
Plaster	70%			LIFE	* *	5-10	\$186,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000/		<b>4-</b> 000		* *			
Cast in Place Concrete	100%		\$7,000	2033				
	_	_	Extent : Light, Are			,		
	Location :	Front Ent	rance On Blake A	venue An	d Lillie F. Martin	Lane		
On-Site Walkways								
Cast in Place Concrete	75%			2041	* *			
Pavers/Stone	25%			2037	**			
			tent : Light, Area	Affected	: 100%			
	Location : Throught Walkways							
A 22 12 37 1	Explanation	on : Precas	st Concrete Paver.	5				
Activity Yard	<b>500</b> /			2041	* *			
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	50%	=		2033				
			tent : Light, Area	Affected	: 100%			
			layground Area	D.I	1.6			
	Explanation	on : Poure	d-In-Place Rubber	r Playgro	ouna Surface			

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

Under 600 Volts

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

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

Asset #: 14349

Electrical	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2038	* *	5	\$500				
	Other Observation, Extent : 1	Light, Area Affected	: 100%						
	Location : Electrical Room.	s 1 And 2							
	Explanation: 2-1200 Amp	eres Main Service S	witches						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2038	* *	5	\$3,300				
Raceway									
Conduit	100%	2038	* *	1					
Panelboards	20.4	2026	de de	_	<b>#100</b>				
Fused Disc Sw	2%	2036	* *	5	\$100				
Molded Case Bkrs	98%	2036	* *	5	\$3,200				
Wiring	1000/	2029	* *	1					
Thermoplastic  Motor Controllers	100%	2038		1					
Locally Mounted	100%	2026	\$242,700	5	\$800				
round	10070	2020	\$242,700		\$800				
Grounding Devices									
Not Accessible	100%								
ghting	10070								
Interior Lighting									
Fluorescent	90%	2033	* *	10	\$102,300				
	Other Observation, Extent : 1	Light, Area Affected	: 100%						
	Location : Throughout The Building								
	Explanation: T-12 Lamps								
Incandescent	10%	2023	\$203,400	2	\$300				
Egress Lighting									
Emergency, Service	50%	2023	\$30,400	1					
Exit, Battery	50%	2023	\$70,700	10	\$4,200				
Exterior Lighting									
HID	98%	2023	\$457,800	10	\$400				
LED	2%	2033	* *						
larm									
Security System	600/								
No Component	60%	***	<b>01.10 -</b> 0 <b>-</b> 0		<b>4.0 7.0</b> °				
Generic	40%	2023	\$149,700	1	\$18,500				
	Other Observation, Extent: 1	Aght, Area Affected	: 100%						
	Location : Outside	11							
Eine/Constant Date of	Explanation : CCTV Survei	uance Camera Syst	em						
Fire/Smoke Detection	60%								
No Component	40%	2022	¢512.500	1.2	\$21.500				
Generic, Analog		2023	\$512,500	1-3	\$31,500				
	Other Observation, Extent : 1 Location : Hallways	лдиі, ліви Ајјесіва	. 100/0						
	Explanation : Bells, Strobe	Lights							
	Explanation . Betts, Strobe	Ligins							

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

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

Asset #: 14349

Mechanical		Current F	lepair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment	<b>55</b> 0/			2026	<b>\$607.700</b>		<b>45.0</b> 00	
Hot Water Boiler		ervation, E. : 2 Boiler I	xtent : Light, Area Rooms	2026 Affected	\$687,700 : 100%	1	\$47,200	
	Explanat 842,000 l		er Rooms, Each H	as A Hya	lrotherm Unit With	4 Burne	rs. Each Unit Is	
Hot Water Boiler	23%	Now	\$61,600	2041	* *	1	\$12,700	
		tent : Sever : Boiler Ro	re, Area Affected : oom	100%				
Distribution								
Hot Wtr Piping/Pump	80%			2036	* *	4	\$7,300	
Hot Wtr Piping/Pump	20%	Now	\$36,100	2053	* *	4	\$1,200	
		tent : Seve : Both Boi	re, Area Affected : ler Rooms	30%				
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$40,000	
Air Conditioning								
Energy Source	1000/			• • • •				
Electricity	100%			2036	* *	1		
Conversion Equipment	200/	M	¢1.62.500	2022	* *	2	¢1.700	
Ext Pkg Unit -	28%	Now	\$162,500	2033	* *	2	\$1,700	
Heating/Cooling	Not in Service, Extent : Severe, Area Affected : 30%							
	Not in Service, Extent : Severe, Area Affectea : 30%  Location : Administration Roof							
Est Dist. Hai's				2020	* *		¢(00	
Ext Pkg Unit -	10%	4+	\$145,100	2038	* *	2	\$600	
Heating/Cooling		Obsolete Equipment, Extent : Light, Area Affected : 100%  Location : Administration Roof						
No Component	62%							
Distribution	0270							
Ductwork/Diffusers	20%			LIFE	* *	2	\$40,300	
No Component	80%					_	4 - 0,0 0 0	
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$41,900	2038	* *	1	\$1,800	
•	Damaged,	Extent : M	oderate, Area Affe	cted : 5%	ó			
			Hospital, Board O ectrical Defects	f Educat	ion Office And Staj	ff Lounge	, Multiple	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$21,900	
No Component	80%							

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

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

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

Asset #: 14349

Mechanical	Current	Current Repair		e Replacement	М	Maintenance				
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Ventilation										
Exhaust Fans										
Roof	80% Now	\$153,900	2038	* *	2	\$2,400				
	Malfunctioning, Ext									
	·	Iultiple Mechanical								
	Other Observation, Extent: Severe, Area Affected: 100%									
	Location: Roof									
_		room Problems Wit								
Roof	20%		2028	\$38,500	2	\$800				
Plumbing										
H/C Water Piping	1000/		2020	* *	1					
Brass/Copper	100%		2038	* *	1					
Water Heater	1000/ 41	Φ <b>7</b> 0 <b>7</b> 00	2020	<b>670 700</b>	2	<b>01 400</b>				
Gas Fired	100% 4+	\$70,700	2028	\$70,700	2	\$1,400				
		Broken, Extent : Moderate, Area Affected : 50% Location : Hot Water Pumps In Boiler Rooms								
	Other Observation, Extent: Light, Area Affected: 100%									
		_	Аဌјестеа	: 100%						
	Location: Both M									
Considerate District	Explanation: 2 Un	nits Per Koom								
Sanitary Piping Cast Iron	100%		LIFE	* *	1					
	100%		LIFE		1					
Storm Drain Piping Cast Iron	100%		LIFE	* *	1					
Backflow Preventer	10070		LILE		1					
No Component	90%									
Generic	10%		2028	\$2,900	1	\$800				
Generic	Other Observation,	Extent : Light Area		•	1	\$600				
	Location : Mechar	_	Ајјестеи	. 10/0						
		er Feed Water Pipin	a Only							
Fixtures	Ехріананон . Вон	er reed water ripin	ig Only							
Generic	100%									
Fire Suppression	10070									
Sprinkler										
Generic	100%		2038	* *	1-2	\$34,700				
25		ter, Extent : Modera		Affected : 100%		\$51,700				
	No Backflow Preventer, Extent : Moderate, Area Affected : 100%  Location : Throughout									
	Other Observation, Extent : Moderate, Area Affected : 70%									
	Location : Residen		33 -	-						
	Explanation : Spri	nkler Piping Serving Each Dwelling Unit	g The Un	its, Are Take-offs F	rom The	Domestic Water				

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

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Electrical	\$46,500	\$37,300
Mechanical	\$84,100	\$50,600
Total	\$130,600	\$88,000
Importance Code B	\$130,600	\$88,000
Total	\$130,600	\$88,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,600		\$1,000	
Interior Architecture	\$1,100		\$2,200	
Electrical	\$1,000	\$16,000	\$1,100	\$800
Mechanical	\$900	\$33,700	\$1,800	\$800
Total	\$33,600	\$49,700	\$6,100	\$1,700
Importance Code A	\$30,600		\$1,000	
Importance Code B	\$2,300	\$49,700	\$5,100	\$1,700
Importance Code C	\$700			
Total	\$33,600	\$49,700	\$6,100	\$1,700



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

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

Asset #: 14721

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
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	\$30,600	2030	* *	1		
		issing Elem 1 : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 20%			
Not Accessible	95%							
terior								
Floors								
Ceramic Tile	5%			2034	* *	5	\$900	
Vinyl Tile	95%			2030	* *	3	\$6,600	
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	

ectrical	Current Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$2,500	5	\$100	
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: 1-400 Amperes M	lain Disconnect	Switch			
Transformers						
Dry Type	100%	2023	\$15,800	5		
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : 1- 112.5 Kva 480h	ıv-208/120lv				
Raceway						
Conduit	5%	2035	* *	1		
Conduit	95%	2025	\$13,200	1		
Panelboards						
Fused Disc Sw	5%	2024	\$1,500	5		
Molded Case Bkrs	95%	2024	\$28,400	5	\$300	
Wiring						
Thermoplastic	90%	2025	\$15,700	1		
Thermoplastic	10%	2035	* *	1		

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

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

Asset #: 14721

Electrical	Current Rep	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2023	\$37,300	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	98%	2030	* *	10	\$11,100	
	T-8 Lamps And Fixtures	, Extent : Moderate, Are	ea Affected : 100%			
	Location: Throughout	t The Building				
Incandescent	2%	2020	\$4,100	2		
Egress Lighting						
Emergency, Service	60%	2030	* *	1		
Exit, Service	40%	2025	\$1,600	1		
Exterior Lighting						
HID	100%	2020	\$46,500	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	* *	1	\$1,400	
Fire/Smoke Detection						
Generic, Digital	100%	2030	* *	1-3	\$7,600	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam / PRV	100%		2045	* *	1		
Terminal Devices							
Convector/Radiator	100%		2030	* *	1	\$4,000	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2020	\$84,100	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,900	
Exhaust Fans							
Interior	80%		2020	\$32,800	2	\$300	
Roof	20%		2025	\$3,800	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2023	\$50,600	1		

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

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

Asset #: 14721

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

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$38,400
Electrical	\$46,500	\$37,300
Mechanical	\$84,100	\$50,600
Total	\$130,600	\$126,400
Importance Code B	\$130,600	\$126,400
Total	\$130,600	\$126,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,600		\$1,000	
Interior Architecture	\$1,100			
Electrical	\$1,000	\$16,000	\$1,100	\$800
Mechanical	\$900	\$37,500	\$1,800	\$800
Total	\$33,600	\$53,600	\$3,900	\$1,700
Importance Code A	\$30,600		\$1,000	
Importance Code B	\$2,300	\$53,500	\$2,900	\$1,700
Importance Code C	\$700			
Total	\$33,600	\$53,600	\$3,900	\$1,700



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

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

Asset #: 14722

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	\$30,600	2030	* *	1		
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	: Through	out					
Not Accessible	95%							
nterior								
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	

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$2,500	5	\$100	
	Other Observation, Extent : Mode	rate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation: 1-400 Amperes M	lain Disconnect	Switch			
Transformers						
Dry Type	100%	2023	\$15,800	5		
	Other Observation, Extent: Mode	rate, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : 1- 112.5 Kva 480k	nv-208/120lv				
Raceway						
Conduit	95%	2025	\$13,200	1		
Conduit	5%	2035	* *	1		
Panelboards						
Fused Disc Sw	5%	2024	\$1,500	5		
Molded Case Bkrs	95%	2024	\$28,400	5	\$300	
Wiring						
Thermoplastic	90%	2025	\$15,700	1		
Thermoplastic	10%	2045	* *	1		

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

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

Asset #: 14722

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2023	\$37,300	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	98%		2030	* *	10	\$11,100	
	=	xtures, Extent : Moder ughout The Building	ate, Ared	a Affected : 100%			
Incandescent	2%		2020	\$4,100	2		
Egress Lighting							
Emergency, Service	60%		2030	* *	1		
Exit, Service	40%		2025	\$1,600	1		
Exterior Lighting							
HID	100%		2020	\$46,500	10		
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$1,400	
Fire/Smoke Detection							
Generic, Digital	100%		2030	* *	1-3	\$7,600	

Mechanical		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	, , , , , , , ,	ail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Plant Campus Steam /	100%		2045	* *	1			
PRV								
Terminal Devices								
Convector/Radiator	100%		2030	* *	1	\$4,000		
Air Conditioning								
Energy Source								
Electricity	100%		2033	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	90%		2020	\$84,100	2	\$700		
Cooling								
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,900		
Exhaust Fans								
Interior	80%		2020	\$32,800	2	\$300		
Roof	20%		2020	\$3,800	2	\$100		
Plumbing								
H/C Water Piping								
Galvanized Steel	100%		2023	\$50,600	1			

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

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

Asset #: 14722

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$91,800	
Electrical	\$46,500	\$37,300
Mechanical	\$84,100	\$50,600
Total	\$222,400	\$88,000
Importance Code A	\$91,800	
Importance Code B	\$130,600	\$88,000
Total	\$222.400	\$88,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$1,000	
Interior Architecture	\$1,100		\$2,100	
Electrical	\$1,000	\$16,000	\$1,100	\$800
Mechanical	\$900	\$37,500	\$1,800	\$800
Total	\$3,000	\$53,600	\$5,900	\$1,700
Importance Code A			\$1,000	
Importance Code B	\$2,300	\$53,500	\$5,000	\$1,700
Importance Code C	\$700			
Total	\$3,000	\$53,600	\$5,900	\$1,700



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

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

Asset #: 14723

Architecture		Current F	Repair	Futur	ture Replacement Maintenance		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
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	\$91,800	2030	* *	1		
		issing Elem 1 : Through	ents, Extent : Mode out	erate, Ar	ea Affected : 30%			
Not Accessible	90%							
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2034	* *	5	\$900	
Vinyl Tile	90%			2030	* *	3	\$6,200	
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	

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$2,500	5	\$100	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	n				
	Explanation: 1-400 Amp	eres Main Disconnec	t Switch			
Transformers						
Dry Type	100%	2023	\$15,800	5		
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location : Electrical Room	n				
	Explanation : One 112.5 I	Kva 480hv-208/120lv				
Raceway						
Conduit	95%	2025	\$13,200	1		
Conduit	5%	2035	* *	1		
Panelboards						
Fused Disc Sw	5%	2024	\$1,500	5		
Molded Case Bkrs	95%	2024	\$28,400	5	\$300	

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

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

Asset #: 14723

Electrical	Cı	urrent Repair	Futur	e Replacement	Maintenance			
System Component Type	, , , , , , , , , , , , , , , , , , , ,	il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Wiring								
Thermoplastic	90%		2025	\$15,700	1			
Thermoplastic	10%		2035	* *	1			
Motor Controllers								
Locally Mounted	100%		2023	\$37,300	5	\$100		
Lighting								
Interior Lighting								
Fluorescent	98%		2030	* *	10	\$11,100		
	T-8 Lamps And	d Fixtures, Extent : Moder	ate, Ared	a Affected : 100%				
	Location : T	hroughout The Building						
Incandescent	2%		2020	\$4,100	2			
Egress Lighting								
Emergency, Service	60%		2030	* *	1			
Exit, Service	40%		2025	\$1,600	1			
Exterior Lighting								
HID	100%		2020	\$46,500	10			
Alarm								
Security System								
No Component	70%							
Generic	30%		2030	* *	1	\$1,400		
Fire/Smoke Detection								
Generic, Digital	100%		2030	* *	1-3	\$7,600		

Current R	epair	Futur	e Replacement	M	aintenance	
% of Fail Date Total (Years)		Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2	2045	* *	1		
100%	2	2030	* *	1	\$4,000	
100%	2	2033	* *	1		
90%	2	2020	\$84,100	2	\$700	
10%						
100%	L	IFE	* *	2-5	\$6,900	
80%	2	2020	\$32,800	2	\$300	
20%	2	2020	\$3,800	2	\$100	
	% of Tail Date (Years)  100%  100%  100%  100%  100%  80%	% of Total         Fail Date (Years)         Estimated Cost         Years           100%         2           100%         2           100%         2           10%         1           80%         2	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY           100%         2045           100%         2030           100%         2033           90%         2020           100%         LIFE           80%         2020	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost FY           100%         2045         **           100%         2030         **           100%         2033         **           90%         2020         \$84,100           10%         LIFE         **           80%         2020         \$32,800	% of Total         Fail Date (Years)         Estimated Cost FY         Year FY         Estimated Cost (Yrs)         Cycle (Yrs)           100%         2045         ** 1           100%         2030         ** 1           90%         2020         \$84,100         2           10%         LIFE         ** 2-5           80%         2020         \$32,800         2	% of Total         Fail Date (Years)         Estimated Cost FY         Estimated Cost FY         Cycle (Yrs)         Estimated Cost (Yrs)           100%         2045         ** 1         \$4,000           100%         2030         ** 1         \$4,000           90%         2020         \$84,100         2         \$700           10%         LIFE         ** 2-5         \$6,900           80%         2020         \$32,800         2         \$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.

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

Asset #: 14723

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
H/C Water Piping Galvanized Steel	100%			2023	\$50,600	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	

#### **DEPT. OF HOMELESS SERVICES - FY 2018** Print Date: 22-Sep-2017

: HELP SEC - COTTAGE #4 **Asset Name** 

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** : NONE : 25-Jun-2014 **Landmark Status** 

**Areas Surveyed** : Floors 1

: 1819 BIN : 1088091 Block Lot : 10

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$38,400
Electrical	\$46,500	\$37,300
Mechanical	\$84,100	\$50,600
Total	\$130,600	\$126,400
Importance Code B	\$130,600	\$126,400
Total	\$130,600	\$126,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$15,300		\$1,000	
Interior Architecture	\$1,100			
Electrical	\$1,000	\$16,000	\$1,100	\$800
Mechanical	\$900	\$37,500	\$1,800	\$800
Total	\$18,300	\$53,600	\$3,900	\$1,700
Importance Code A	\$15,300		\$1,000	
Importance Code B	\$2,300	\$53,500	\$2,900	\$1,700
Importance Code C	\$700			
Total	\$18,300	\$53,600	\$3,900	\$1,700



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

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

Asset #: 14724

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior									
Exterior Walls									
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	\$15,300	2030	* *	1			
		issing Elem i : Through	ents, Extent : Sever out	re, Area I	Affected : 30%				
Not Accessible	95%								
erior									
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		

ectrical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$2,500	5	\$100	
	Other Observation, Extent : Modera	te, Area Affec	eted : 100%			
	Location: Electrical Room					
	Explanation: 1-400 Amperes Mai	n Disconnect	Switch			
Transformers						
Dry Type	100%	2023	\$15,800	5		
	Other Observation, Extent : Modera	te, Area Affec	cted : 100%			
	Location : Electrical Room					
	Explanation: 1-112.5 Kva					
Raceway						
Conduit	5%	2035	* *	1		
Conduit	95%	2025	\$13,200	1		
Panelboards			·			
Fused Disc Sw	5%	2024	\$1,500	5		
Molded Case Bkrs	95%	2024	\$28,400	5	\$300	
Wiring			·			
Thermoplastic	90%	2025	\$15,700	1		
Thermoplastic	10%	2035	* *	1		

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

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

Asset #: 14724

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2023	\$37,300	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	98%		2030	* *	10	\$11,100	
	=	xtures, Extent : Moder ughout The Building	ate, Ared	a Affected : 100%			
Incandescent	2%		2020	\$4,100	2		
Egress Lighting							
Emergency, Service	60%		2030	* *	1		
Exit, Service	40%		2025	\$1,600	1		
Exterior Lighting							
HID	100%		2020	\$46,500	10		
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$1,400	
Fire/Smoke Detection							
Generic, Digital	100%		2030	* *	1-3	\$7,600	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2045	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%		2030	* *	1	\$4,000	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2020	\$84,100	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,900	
Exhaust Fans							
Interior	80%		2020	\$32,800	2	\$300	
Roof	20%		2020	\$3,800	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2023	\$50,600	1		

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

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

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

Asset #: 14724

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : HELP SEC - MAIN BLDG.

Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 25-Jun-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1819 Lot : 10 BIN : 1088087

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$121,600	\$160,200
Interior Architecture	\$110,200	\$47,200
Electrical	\$312,900	\$633,300
Mechanical	\$100,700	\$1,056,200
Total	\$645,500	\$1,896,800
Importance Code A	\$121,600	\$160,200
Importance Code B	\$523,900	\$1,689,400
Importance Code C		\$47,200
Total	\$645,500	\$1,896,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$8,400	
Interior Architecture	\$18,000			\$10,800
Electrical	\$13,000	\$27,000	\$10,600	\$9,300
Mechanical	\$5,400	\$25,700	\$10,700	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,400	\$56,700	\$33,600	\$27,800
Importance Code A		\$100	\$8,400	
Importance Code B	\$40,400	\$56,500	\$25,200	\$27,800
Total	\$40,400	\$56,700	\$33,600	\$27,800



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

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

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

Asset #: 14720

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls	4007					_	010.600	
Concrete Masonry Unit	40%		7 · · · 7 · 7 · 4	LIFE	**	5	\$19,600	
			Extent : Light, Area	Affected	: 100%			
		i : Through	out Built 1955, Last Re		1005			
Marilot Carmit			Duiti 1955, Lasi Ke		**		#20.200	
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	93% 5%			2041	* *	10	\$5,500	
Parapets	3 / 0			2034		10	\$3,300	
Cast in Place Concrete	100%			LIFE	* *	5	\$58,600	
Roof	10070			LII L			Ψ50,000	
Single Ply Membrane	100%			2030	* *	10	\$121,600	
terior								
Floors								
Cast in Place Concrete	8%		\$4,200	LIFE	* *	5	\$17,800	
			Extent: Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					
Ceramic Tile	7%		\$13,800	2034	* *	5	\$3,600	
	_	_	Extent : Light, Are	ea Affecte	ed : 20%			
	Location	i : Through	out					
Vinyl Tile	85%		\$36,800	2030	* *	3	\$32,500	
	_	_	Extent: Light, Are	ea Affecte	ed : 20%			
	Location	i : Through	out					
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	90%			LIFE	* *	5	\$47,200	
Ceilings	2007	0.2	Φ <b>73</b> 500	2020	* *	_	ф1 <b>7.2</b> 00	
AcousTileSusp.Lay-In	30%		\$73,500	2030		5	\$15,200	
		Crumbling, 1 : Through	Extent : Severe, A.	rea Affec	tea : 40%			
F 16			Оиі	TIPE	alo -4-		<b>#</b> 11.100	
Exposed Concrete	70%			LIFE	* *	5	\$11,100	

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	·					
Service Equipment						
Fused Disc Sw	100%	2025	\$20,800	5	\$300	
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location: Electrical Room					
	Explanation: One 1200 Amperes Mo	in Disconnec	ct Switch			

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

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

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

Asset #: 14720

Electrical	Current Repair	Futur	e Replacement	М	aintenance	e	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Transformers							
Dry Type	100%	2023	\$15,800	5	\$300		
	Other Observation, Extent : Location : Electrical Room Explanation : 1- 100 Kva	n					
Switchgear / Switchboard	Explanation : 1- 100 Kva	Ana 1- /3 Kva 400nv	-200/120tV				
Fused Disc Sw	100%	2025	\$122,000	5	\$300		
Raceway	10070	2023	Ψ122,000		Ψ300		
Conduit	95%	2025	\$93,900	1			
Conduit	5%	2035	**	1			
Panelboards	• • • • • • • • • • • • • • • • • • • •	2000					
Fused Disc Sw	10%	2024	\$6,700	5	\$200		
Molded Case Bkrs	90%	2024	\$60,400	5	\$1,600		
Wiring			4 7				
Thermoplastic	90%	2025	\$138,200	1			
Thermoplastic	10%	2035	* *	1			
Motor Controllers							
Locally Mounted	100%	2023	\$130,700	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	\$88,100	1	\$26,400		
	Other Observation, Extent:		cted : 100%				
	Location: Generator Roo	m					
D. #	Explanation: 1-40 Kw						
Batteries	1000/	2010	¢1 500	<i>-</i>	<b>90.500</b>		
Lead/Acid	100%	2019	\$1,500	5	\$2,500		
Fuel Storage	50%	2033	* *	5	\$6,300		
Day Tank Main Tank	50% 50%	2033	* *	5 5	\$6,300 \$1,000		
Main Tank	3070	2040		3	\$1,000		

Lighting

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

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

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

Asset #: 14720

Electrical	C	urrent Repair	Future	Future Replacement		Maintenance	
System Component Type		nil Date Estimated C Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	50%		2030	* *	10	\$31,200	
	-	And Fixtures, Extent : I Throughout The Buildi		a Affected : 100%			
Fluorescent	10%		2035	* *	10	\$6,200	
		nd Fixtures, Extent : M Throughout The Buildi		Affected: 100%			
Fluorescent	10%		2030	* *	10	\$6,200	
	Compact Flu	orescent Light, Extent	: Moderate, A	rea Affected : 100	%		
	•	Hallway And Cafeteria		00			
Fluorescent	30%		2030	* *	10	\$18,700	
	T-8 Lamps Ai	nd Fixtures, Extent : M	loderate, Area	Affected: 100%			
	Location : T	Throughout The Buildi	ng				
Egress Lighting							
Emergency, Service	50%		2020	\$16,700	1		
Emergency, Service	10%		2030	* *	1		
Exit, Service	35%		2030	* *	1		
Exit, Service	5%		2025	\$1,100	1		
Exterior Lighting							
HID	100%		2020	\$256,700	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$7,600	
Fire/Smoke Detection							
Generic, Digital	100%		2030	* *	1-3	\$42,000	

Mechanical	Cur	rent Repair	Futur	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2045	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	95%		2023	\$323,800	1	\$20,900	
Fan Coil Unit/Heat	5%		2020	\$47,700	1	\$1,100	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		

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

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

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

Asset #: 14720

Mechanical	Current Re	pair Futu	re Replacement	М						
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Air Conditioning										
Conversion Equipment										
Split Unit	20%	2025	. ,							
Window/Wall Unit	40%	2020	\$53,100	1						
	Other Observation, Ext	ent : Severe, Area Affecte	ed : 40%							
	Location: 2nd Floor									
	Explanation: Ext. Pkg	g Unit Cooling Not In Se								
No Component	40%									
Ventilation										
Distribution										
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$38,000					
Exhaust Fans					-					
Interior	80%	2025	\$181,200	2	\$1,700					
Roof	20%	2025	\$21,100	2	\$400					
Plumbing			•							
H/C Water Piping										
Galvanized Steel	100%	2023	\$279,400	1						
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Sewage Ejector(s)										
Electric	100%	2020	\$18,300	4	\$4,100					
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Hydraulic	100%	LIFE	* *							
•	Other Observation, Ext	ent : Severe, Area Affecte	ed : 100%							
	Location: 1st Floor T	o 2nd Floor								
	Explanation: Not In S	Service								
Fire Suppression										
Sprinkler										
Generic	100%	2035	* *	1-2	\$19,100					
Chemical System					•					
Generic	100%	2020	\$1,900	1-3	\$3,700					
-			. ,		. , .					

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

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : HELP SEC - STORAGE BLDG.

Address : 133 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DHS0094.000 \, / \, 14739 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$ 

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 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Electrical		\$7,700		
Total		\$7,700		
Importance Code A				
Importance Code B		\$7,700		
Total		\$7,700		



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

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

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

Asset #: 14739

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
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			re Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Not Accessible	100%	ı						
Transformers								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Not Accessible	100%	1						
Panelboards								
Not Accessible	100%							
Wiring								
Not Accessible	100%	1						
Motor Controllers								
Not Accessible	100%	1						
Lighting								
Interior Lighting								
Not Accessible	100%							
Egress Lighting								
Not Accessible	100%							
Exterior Lighting								
HID	100%	1		2020	\$7,700	10		
Alarm								
Security System								
Not Accessible	100%	1						
Fire/Smoke Detection								
Not Accessible	100%	ı						

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

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

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

Asset #: 14739

Mechanical		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	10070							
Not Accessible	100%							
Sanitary Piping	10070							
Not Accessible	100%							
Storm Drain Piping	10070							
Not Accessible	100%							
Sump Pump(s)	10070							
Not Accessible	100%							
Pool Filter/Treatment	10070							
Not Accessible	100%							
Sewage Ejector(s)	100/0							
Not Accessible	100%							
Backflow Preventer	100/0							
Not Accessible	100%							
Fixtures	10070							
Not Accessible	100%							
NOT Accessible	10070							

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

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

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

Asset #: 14739

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

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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

Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 25-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3,4

Block : 3699 Lot : 1 BIN : 3083637

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$80,500	\$198,300
Interior Architecture	\$355,600	\$87,600
Electrical	\$1,175,500	\$436,300
Mechanical	\$153,200	\$684,600
Total	\$1,764,800	\$1,406,900
Importance Code A	\$80,500	\$216,800
Importance Code B	\$1,498,800	\$1,150,100
Importance Code C	\$185,500	\$40,000
Total	\$1,764,800	\$1,406,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,500			\$1,800
Interior Architecture	\$43,300			\$11,000
Electrical	\$19,000	\$8,300	\$7,700	\$7,800
Mechanical	\$38,100	\$16,900	\$27,200	\$15,900
Total	\$106,900	\$25,200	\$35,000	\$36,600
Importance Code A	\$15,000	\$8,500	\$8,500	\$10,500
Importance Code B	\$87,900	\$16,700	\$26,400	\$26,100
Importance Code C	\$3,900			
Total	\$106,900	\$25,200	\$35,000	\$36,600



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

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

Asset #: 1973

Architecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Exterior Walls	/				_		
Masonry: Brick	95%	T	LIFE	**	5	\$128,000	
		Extent : Light, Area . l Windows On 2nd F			?		
Masonry: Limestone	5%		LIFE	* *	5	\$5,100	
Windows							
Aluminum	90%		2043	* *	5	\$34,400	
Metal Louvers	10% Now	\$2,300	2036	* *		. ,	
		ments, Extent : Ligh d 4th Floor, Through		ffected : 10%			
		a 4m 11001, 11110ugn Extent : Moderate, 1		atad : 1000/			
	Location: Throug		Area Ajje	ciea : 100%			
	Explanation: Act	ually Safety Gates O	n The Ex	terior Of The Wind	lows		
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$14,400	
Masonry: Brick	75% 0-2	\$80,500	LIFE	* *	5	\$14,000	
		nt : Moderate, Area A	Affected :	15%			
	Location : Throug	hout					
Metal Panel	5%		2047	* *	5	\$3,600	
Metal: Cage/Fence	5% Now	\$3,700	2032	* *	5	\$3,000	
C	Corrosion/Rusting,	Extent : Moderate, A	Area Affe	cted : 15%			
	Location: Recrea	tion Yard On Lower I	Roof				
	Deformed/Dented,	Extent : Moderate, A	rea Affec	ted : 5%			
	Location : Recrea	tion Yard On Lower I	Roof				
Pre-Cast Concrete	5%		LIFE	* *	5	\$5,900	
Roof						4-,	
Asphalt Macadam	10% Now	\$500	2027	\$26,700	5	\$2,600	
1		g, Extent : Light, Are	ea Affecte			. ,	
	Location: Through		A CC 4 - 1	20/			
	Location: Throug	Extent : Light, Area . hout	Ајјестеа :	: 270			
Modified Bitumen	90%		2037	* *	10	\$70,300	
	Recent Replace Evi	dent, Extent : Light,	Area Affe	ected : 100%			
	Location : Throug	hout					
erior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$25,700	
Ceramic Tile	10% Now	\$45,400	2030	* *	5	\$5,900	
	Cracking/Crumblin Location: Throug	g, Extent : Moderate hout	, Area Af	fected : 40%			
Marble Panels	5%		LIFE	* *	5	\$4,400	
Vinyl Tile	75% Now	\$74,800	2032	* *	3	\$33,000	
· , · · · · · ·		g, Extent : Light, Are		ed : 30%	·	422,000	
	Location : Throug		33				

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

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

Asset #: 1973

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
terior									
Interior Walls	<b>5</b> 0 /	0.0	<b>#</b> 50 500	2020	de de	_	<b>#</b> 4 000		
Ceramic Tile	5%		\$78,700	2030	* *	5	\$4,800		
		Crumbling, 1 : Through	Extent : Light, Are	га Ађесте	ea: 40%				
			Ош	TIPE	* *		Φ7. (00		
Concrete Masonry Unit	10%		<b>#2</b> 000	LIFE	* *	5	\$7,600		
Gypsum Board		Now	\$3,900	LIFE		5	\$11,400		
		Crumbung, า : Through	Extent : Light, Are out	ға Ајјесте	ea : 10%				
Masonry: Brick	5%	ı		LIFE	* *				
Plaster	70%	Now	\$106,800	LIFE	* *	5	\$40,000		
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%				
		n : Through							
			xtent : Light, Area	Affected	: 5%				
	Location	n : Through	out						
Ceilings									
AcousTileSusp.Lay-In	10%		\$4,400	2040	**	5	\$5,400		
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affecte	ed : 10%				
Exposed Concrete	10%	Now	\$35,000	LIFE	* *	5	\$1,700		
•	Corrosion	/Rusting, E	xtent : Moderate, A	Area Affe	cted : 10%				
	Location	n : Steel Me	mbers, Ash Hoist A	\rea					
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 15%				
	Location : Meter Room In Boiler Room, Old Ash Hoist Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location	n : Ash Hois	st Area						
Metal Panel	10%			LIFE	* *	5	\$13,600		
Plaster	70%	0-2	\$49,900	LIFE	* *	5	\$47,600		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%								
	Location	n : Recreati	on Room						
			xtent : Moderate, A	rea Affe	cted : 5%				
	Location	n : Recreati	on Room						

Electrical	Current Repair	Future Repla	cement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2027	\$18,500	5	\$200				
Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room									
	Explanation: One 2000 Amperes Ma	in Disconnect Sw	itch						
Fused Disc Sw	50%	2047	* *	5	\$200				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: One 1200 Amperes Main Disconnect Switch								

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

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

Asset #: 1973

Electrical		Current I	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•			•				
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	* *	5	\$100	
Fused Disc Sw	50%			2027	\$61,000	5	\$200	
Molded Case Bkrs	25%			2047	* *	5	\$600	
Raceway								
Conduit	25%			2047	* *	1		
Conduit	75%			2027	\$74,200	1		
Panelboards								
Fused Disc Sw	10%			2026	\$9,000	5	\$200	
Fused Toggle Switch	10%		\$9,000	2052	* *	5	\$100	
		led Life, Ex 1 : Basemen	tent : Moderate, Ai it	rea Affec	ted : 100%			
Molded Case Bkrs	75%			2026	\$67,200	5	\$1,700	
Molded Case Bkrs	5%			2043	* *	5	\$100	
Wiring Braided Cloth		Aged, Exte	\$46,100 ent : Moderate, Are	2052 a Affecte	* * d : 100%	1		
			out The Building					
Thermoplastic	50%			2037	* *	1		
Thermoplastic	20%			2027	\$30,700	1		
Motor Controllers						_	*	
Locally Mounted	100%			2025	\$96,800	5	\$600	
Ground Grounding Devices Generic	100%			LIFE	* *	5	\$1,300	
Stand-by Power	10070			LII L			ψ1,500	
Transfer Switches								
Automatic	100%			2025	\$11,200	1	\$26,500	
Generators					, , , , ,		4 - 7	
Diesel	Location		Extent : Moderate, A 188 Kva	2023 Area Affe	\$88,100 cted: 100%	1	\$33,400	
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$3,200	
Fuel Storage Main Tank	Location	servation, E 1 : Outside	Extent : Moderate, 1	2030 Area Affe	* *	5	\$2,500	
	Explana	tion : One 2	275 Gallon Tank					

Lighting

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

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

Asset #: 1973

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$4,000	
	Compact Fluorescent Light, Extent . Location : Throughout The Buildin		Area Affected : 100	%		
Fluorescent	45%	2022	\$636,400	10	\$35,600	
	Other Observation, Extent : Modera Location : Throughout The Buildin Explanation : T-12 Lamps		cted : 100%			
Fluorescent	50%	2032	* *	10	\$39,500	
	Other Observation, Extent : Modero Location : Throughout The Buildin Explanation : T-8 Lamps		ciea . 100%			
Egress Lighting						
Emergency, Service	30%	2032	* *	1		
Emergency, Battery	20%	2027	\$23,200	10	\$4,200	
Exit, Service	30%	2027	\$8,600	1		
Exit, Service	20%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$324,900	10	\$300	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$3,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2022	\$89,100	1-3	\$5,500	

Mechanical	echanical Current Repair		lacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estir FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$85,300	
	Other Observation, Extent : Light, Ar	ea Affected : 100%	%			
	Location: Basement					
	Explanation: 2 Natural Gas Fired	Steam Boilers				
Distribution						
Central Plant Steam	100%	2037	* *	4	\$4,200	
Piping/Pmp						

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

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

Asset #: 1973

Mechanical	Current Repair			e Replacement	Maintenance				
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priorit		
leating									
Terminal Devices									
Air Handler	45%		2027	\$509,900	1	\$24,000			
Convector/Radiator	50% Now	. ,	2032	* *	1	\$12,500			
		ight, Area Affected : 1	0%						
	Location : Trap	s And Thermostats							
Fan Coil Unit/Heat	5%		2027	\$60,300	1	\$1,400			
Air Conditioning									
Energy Source									
Electricity	100%		2035	* *	1				
Conversion Equipment									
Exterior Pkg Unit -	10%		2027	\$65,300	2	\$500			
Cooling									
Window/Wall Unit	40%		2022	\$67,200	1				
	Other Observation, Extent: Light, Area Affected: 30%								
	Location: 3rd F								
		hird Floor Units Main	tained By	y Others					
No Component	50%								
Tentilation Tentilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,100			
Exhaust Fans					_				
Interior	100% Now	+ /	2032	**	2	\$2,100			
		tent : Severe, Area Aff	ected : 1	00%					
	Location: 3rd A		A CC . 1	2007					
		n, Extent : Light, Area	Affected	: 20%					
	Location: 3rd A		**						
. 1.	Explanation : Se	ome Large Ceiling Far	is Have I	Been Installed					
lumbing									
H/C Water Piping	1000/		2047	* *	1				
Brass/Copper	100%		2047	· · · ·	1				
Water Heater	1000/		2025	¢40 100	2	¢1 200			
Gas Fired	100%		2025	\$49,100	2	\$1,300			
Sanitary Piping	1000/		TIDD	* *	1				
Cast Iron	100%		LIFE		1				
Storm Drain Piping	1000/		LIDD	* *	1				
Cast Iron	100%	Aoderate, Area Affecte	LIFE	· · ·	1				
		noderale, Area Affecte In Side Over Recreation		Probable Cracked	Storm D	rain Pine			
C D	Locuiton . INOFT	i siue Over Recreation	ı Koom, i	TODADIE CTUCKEU	siorni Di	ium i ipe			
Sump Pump(s) Non-Submersible	100%		2032	* *	1	\$2.700			
	10070		2032		4	\$2,700			
Backflow Preventer	500/								
No Component	50% 50%		2032	* *	1	\$2.600			
Generic	3070		2032		1	\$2,600			
Fixtures	1000/								
Generic Generic	100%								

Fire Suppression

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

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

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

Asset #: 1973

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Sprinkler				
Generic	100%	2047 **	1-2 \$24,100	
Fire Pump				
Generic	100%	2036 **	1 \$16,100	

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : JACKSON FAMILY RESIDENCE

Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.
Borough : BRONX Agency's Number : N/A

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

Date of Survey : 28-Jun-2017 Landmark Status : NONE

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

Block : 2567 Lot : 13 BIN : 2003811

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$433,800	\$86,900
Interior Architecture	\$197,800	\$125,100
Electrical		\$356,400
Mechanical		\$177,600
Total	\$631,600	\$746,100
Importance Code A	\$433,800	\$86,900
Importance Code B	\$197,800	\$617,000
Importance Code C		\$42,100
Total	\$631,600	\$746,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$21,300	\$4,300		
Interior Architecture	\$88,600			\$10,000
Electrical	\$27,200	\$2,800	\$3,700	\$4,900
Mechanical	\$51,500	\$9,600	\$25,300	\$7,400
Site Enclosure	\$10,700			
Site Pavements	\$32,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$235,900	\$20,600	\$32,900	\$26,300
Importance Code A	\$24,300	\$7,300	\$3,000	\$3,000
Importance Code B	\$150,000	\$13,400	\$29,900	\$23,300
Importance Code C	\$61,500			
Total	\$235,900	\$20,600	\$32,900	\$26,300



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

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

Asset #: 52

chitecture	Current Repair		Future Replacement		Maintenance				
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior									
Exterior Walls									
Glass Block	2%		LIFE	* *	5	\$1,200			
Masonry: Brick	70% 0-2	\$205,400	LIFE	* *	5	\$34,100			
	Diagonal Cracks, Ex		ea Affeci	ted : 2%					
	Location : Main Or	=		Affacted . 250/					
	Jnt Mortar Miss/Eroc Location : Through		e, Area A	Ajjeciea : 25%					
	Caulking Deteriorate		to Area	Affacted : 25%					
	Location: Control		іе, ліей	Affecteu . 2570					
Pre-Cast Concrete	28%	Jenno Imengnem	LIFE	* *	5	\$88,600			
Windows	2070		<b>L</b> 11 L			Ψ00,000			
Aluminum	100% Now	\$184,000	2044	* *	5	\$5,500			
	Air Infiltration, Exter			l : 15%	-	*- ,			
	Location: Throughout								
	Glazing Broken/Crac	Glazing Broken/Cracked, Extent: Severe, Area Affected: 2%							
	Location: Roof Cu	polla							
	Hardware Missing, E		rea Affe	cted : 25%					
	Location : Through								
	Caulking Deteriorate			Affected : 25%					
	Location : Through	out Facade, Roof C	Cuppola						
Parapets	200/ 0.2	Ø15.600	LIDE	* *	_	<b>#</b> 700			
Masonry: Brick	30% 0-2	\$15,600	LIFE		5	\$500			
	Jnt Mortar Miss/Eroc Location : Above R		<i>rea А</i> ∏е	ctea : 20%					
	Caulking Deteriorate		te Area	Affected · 10%					
	Location: Control		ie, 117eu .	ngjeciea . 1070					
Metal Panel	10%		2038	* *	5	\$600			
Metal Rail	40%		2045	* *	5-10	\$10,800			
No Component	20%		20.5		5 10	Ψ10,000			
Roof									
Metal Panel	35% 0-2	\$5,200	2041	* *					
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location: Throughout								
	Seams Open/Split, Ex	xtent : Moderate, A	rea Affec	ted : 1%					
	Location : Roof								
Modified Bitumen	65%		2036	* *	10	\$42,600			
Soffits									
Cast in Place Concrete	100%		LIFE	* *	5				

Interior

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

Asset #: 52

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors					*	_		
Carpet	5%			2024	\$56,400	3	\$8,900	
Cast in Place Concrete	5%	3.7	#2.4.200	LIFE	* *	5	\$19,400	
Ceramic Tile	10%	Now	\$34,300	2037		5	\$4,400	
		etration, E. 1 : Bathrooi	xtent : Moderate, A	rea Affe	ctea : 25%			
			n Snowers : Moderate, Area A	Affactad :	250%			
		ieu, Exieni 1 : Bathrooi		ујестеа .	23/0			
C1 437 1/D 11		i . Builifooi	n snowers	2022	* *		Ф12 200	
Sheet Vinyl/Rubber	10%	0.2	ф <b>52</b> (00	2033	* *	5	\$13,300	
Vinyl Tile	70%	0-2	\$52,600	2033		3	\$23,200	
		ститонн <i>g,</i> a : At Entra	Extent : Light, Are	га Ајјест	ea : 15%			
Interior Walls	Locanon	. AI EIIII	nce/ Exils					
Concrete Masonry Unit	25%			LIFE	* *	5	\$20,000	
Glass: Single Pane	25/0			LIFE	* *	5	\$3,000	
Gypsum Board	70%	Now	\$5,800	LIFE	* *	5	\$42,100	
Gypsum Board			ıt, Extent : Light, A		rted · 15%	3	Ψ-2,100	
			Closet First Floor A					
			xtent : Moderate, A		_			
			Closet First Floor					
			Extent : Severe, Arec	a Affecte	d : 5%			
			or Supply Closet	33				
			On Walls And Odd	or In The	Air			
Masonry: Brick	3%			LIFE	* *	10	\$900	
Ceilings								
<b>Exposed Concrete</b>	10%			LIFE	* *	5-10	\$11,100	
Gypsum Board	75%			LIFE	* *	5-10	\$228,200	
Plaster	15%			LIFE	* *	5-10	\$22,800	
Site Enclosure								
Fence/Gates	2.50/			20.40	ala ala			
Chain link	25%			2048	* *			
Exposed Struc: Steel	45%	() T	. 16 7	LIFE				
		_	: Moderate, Area					
			out, Galvanized Ste					
Iron Picket	25%	0-2	\$10,700	2048	**			
		_	xtent : Moderate, A	Area Affe	cted : 30%			
	Location : Troughout  Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
				Area Aff	ected: 30%			
		: Through	out					
Iron Picket	5%			2063	* *			
Retaining Walls	1000:			20.52	ale de			
Cast in Place Concrete	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000/			2022	* *			
Cast in Place Concrete	100%			2033	-r -r			

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

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

Asset #: 52

rchitecture	Current Repair Future Replacemen		e Replacement	М	aintenance		
vstem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
e Pavements							
On-Site Walkways							
Cast in Place Concrete	85% Now	\$30,300	2041	* *			
	Cracking/Crumbling, H	Extent : Severe, Ai	ea Affec	ted : 30%			
	Location: Throughou	ut Front Entry Are	ea				
	Misaligned/Bulging, Extent: Severe, Area Affected: 30%						
	Location: Front Enti						
	Tripping Hazard, Extent : Severe, Area Affected : 20%						
	Location : Throughou						
Cast in Place Concrete	15%		2041	* *			
Parking/Driveway							
Asphalt	100% 0-2	\$2,300	2031	* *			
	Cracking/Crumbling, E	Extent : Moderate	, Area A <u>f</u>	fected : 15%			
	Location: Throughou	ıt					
	Other Observation, Extent : Moderate, Area Affected : 5%						
	Location : Throughou	ıt					
	Explanation : Vegeta						
Activity Yard							
Rubber Matting	100%		2033	* *			

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2048	* *	5	\$300		
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location : Electric	al Room						
	Explanation: Mair	Service Switch Ra	ted @ 80	00 Amperes				
Switchgear / Switchboard								
Fused Disc Sw	100%		2048	* *	5	\$300		
Raceway								
Conduit	100%		2038	* *	1			
Panelboards								
Molded Case Bkrs	100%		2036	* *	5	\$1,600		
Wiring								
Thermoplastic	100%		2038	* *	1			
Motor Controllers								
Locally Mounted	100%		2033	* *	5	\$400		
Ground								
Grounding Devices								
Generic	100% 2-4	\$9,500	LIFE	* *	5	\$900		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water M	lain -						
	Explanation: Corr	oded						

Stand-by Power

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

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

Asset #: 52

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Stand-by Power								
Batteries	4000/		_	4				
Lead/Acid	100%	2022 \$1,500	5	\$2,300				
	Abandoned In Place, Extent: Light, Are	ea Affected : 100%						
	Location: Basement	Affactad . 1000/						
	Other Observation, Extent : Light, Area Location : Basement	Ајјества : 100%						
	Explanation : Uniterruptible Power St	unnly 55 Amnaras 245 Valts	DC					
Lighting	Explanation . Uniterruptible I ower St	uppiy 33 Amperes 243 voiis	DC					
Interior Lighting								
LED	94%	2033 **						
	Other Observation, Extent : Light, Area							
	Location : Throughout							
	Explanation: Motion Sensors							
LED	6% Now \$8,400	2033 **						
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location: 2nd Floor Multipurpose Ro	oom And 1st Floor Classroo	ms					
	Explanation: Lens Covers Are Missin	g						
Egress Lighting								
Emergency, Battery	50%	2028 \$41,100	10	\$7,400				
Exit, Battery	50%	2028 \$34,800	10	\$2,100				
Exterior Lighting								
LED	30%	2033 **						
No Component	70%							
Alarm								
Security System	50%							
No Component Generic	50% Now \$1,800	2033 **	1	\$10,300				
Generic	Devices Damaged, Extent: Moderate, A		1	\$10,300				
	Location: 1st Floor And Residential U							
	Other Observation, Extent : Moderate, A							
	Location: 1st Floor And Residential U							
	Explanation : Intercom Does Not Work							
Fire/Smoke Detection	•							
No Component	50%							
Generic, Analog	50% Now \$6,300	2028 \$315,400	1-3	\$17,100				
_	Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Other Observation, Extent : Moderate, A Location : Throughout	Area Affected : 10%						
	Explanation: Kitchen Smoke Detector	rs Are Creating False Alarn	ıs					

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

Heating

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

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

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

Asset #: 52

Mechanical	Current Repa	ir Future F	Future Replacement Maintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment	1000/	2041	* *	1	#20.200	
Hot Water Boiler	100% Other Observation, Exten	2041		1	\$30,200	
	Location : Basement	ı . Ligni, Area Ajjeciea . 1	10070			
		ed Hot Water Boilers - Eq	uinment Annear	s To Re V	Vell Maintained	
Distribution	Explanation : 2 Gas I tr	eu Hoi Muier Boilers - Eq	шртені Прреш	3 10 De 1	ven mamanea	
Hot Wtr Piping/Pump	100%	2044	* *	4	\$4,500	
Terminal Devices					4 1,000	
Air Handler	10%	2028	\$80,200	1	\$3,800	
Convector/Radiator	90%	2033	* *	1	\$17,700	
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment						
Split Unit	8%	2023	\$97,400			
	Other Observation, Exten	t : Light, Area Affected : I	100%			
	Location: Lower Roof	. 10 1 Pr 1 1				
~ 4		ted Condenser Pipe Insul				
Split Unit	2% Now	\$24,400 2038	**			
	Malfunctioning, Extent:		100%			
	Location: Pre K And To		1000/			
	Unit Inoperable, Extent: Location: Lower Roof	моаетате, Агеа Аffестеа :	100%			
	Other Observation, Exten					
	•	Outdoor Units, Pre K And				
	Explanation : Outdoor & Indoor Units Malfunction	Init Defective 2 Of 7. Rooming.	oms Affected Pre	K And T	Toddler Room,	
Window/Wall Unit	10%	2021	\$11,900	1		
No Component	80%					
Distribution						
Ductwork/Diffusers	10% Now	\$600 LIFE	* *	2	\$7,900	
	Insul. Deteriorating, Exte		2%			
	Location : Basement Ha	-				
	Other Observation, Exten	0 00				
		d 2nd Floor Multi Purpos		1.51		
N. C.		In Basement And Multi P	rurpose Room 2n	a Floor		
No Component	90%					
Ventilation  Distribution						
Distribution  Ductwork/Diffusers	100%	LIFE	* *	2-5	\$53,900	
Ductwork/Diffusels	10070	LIFE		<b>4-</b> 3	φυυ,500	

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

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

Asset #: 52

Mechanical	Current Repair	Future Replacemer	Future Replacement		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Co	Ost Cycle (Yrs)		Priority
Ventilation					
Exhaust Fans					
Roof	99%	2033	** 2	\$1,900	
	Other Observation, Extent: Light, A	Area Affected : 100%			
	Location : Roof Explanation : Equipment Appears	To Re Well Maintained			
Wall Unit	1%		** 2		
wan Omi	1% Other Observation, Extent: Light, A	2033	2		
	Location: Basement Boiler Room				
	Explanation : 1 Unit				
Plumbing	1				
H/C Water Piping					
Brass/Copper	100%	2048	* * 1		
	Other Observation, Extent : Light, A	Area Affected : 100%			
	Location: Basement				
g : P: :	Explanation : Booster Pump				
Sanitary Piping	100%	I IDD	* *       1		
Cast Iron	Other Observation, Extent: Light, A	LIFE	** 1		
	Location: 1st Floor Hallway By I				
	Explanation : Time To Time The E		Backup In	1st Floor Hallway.	
Storm Drain Piping	1	0 1	1	<u> </u>	
Cast Iron	100%	LIFE :	* * 1		
Sump Pump(s)					
Non-Submersible	100%	2028 \$8,7	00 4	\$1,900	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators Hydraulic	100%	LIFE '	<b>*</b> *		
пушаши	Other Observation, Extent: Light, A	LIFE			
	Location: 1-2	irearijjeetea i 10070			
	Explanation: 1 Unit				
Fire Suppression	*				
Sprinkler					
Generic	100%	2030	* * 1-2	\$17,100	
	No Backflow Preventer, Extent: Lig	ght, Area Affected : 100%			
	Location : Basement				

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 05-Jun-2015 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$58,700	\$39,700
Electrical	\$395,900	\$263,900
Mechanical		\$727,100
Total	\$454,600	\$1,030,700
Importance Code A	\$58,700	\$39,700
Importance Code B	\$395,900	\$991,000
Total	\$454,600	\$1,030,700

Total \$454,600 \$1,030,700

\$127,200	\$11,100	\$115,000	\$15,700
\$17,000			
\$81,000	\$8,100	\$86,700	\$11,300
\$29,200	\$3,000	\$28,300	\$4,400
\$127,200	\$11,100	\$115,000	\$15,700
\$3,900	\$3,900	\$3,900	\$3,900
\$34,900	\$4,800	\$27,000	\$7,300
\$1,200	\$1,200	\$52,100	\$1,000
\$60,900	\$1,100	\$6,800	\$2,000
\$26,300		\$25,200	\$1,400
FY 2019	FY 2020	FY 2021	FY 2022
	\$26,300 \$60,900 \$1,200 \$34,900 \$3,900 <b>\$127,200</b> \$29,200 \$81,000 \$17,000	\$26,300 \$60,900 \$1,100 \$1,200 \$1,200 \$34,900 \$4,800 \$3,900 \$3,900 <b>\$127,200 \$11,100</b> \$29,200 \$3,000 \$81,000 \$8,100	\$26,300 \$25,200 \$60,900 \$1,100 \$6,800 \$1,200 \$1,200 \$52,100 \$34,900 \$4,800 \$27,000 \$3,900 \$3,900 \$3,900 <b>\$127,200 \$11,100 \$115,000</b> \$29,200 \$3,000 \$28,300 \$81,000 \$81,000 \$86,700



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

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

Asset #: 4459

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	* *	5	\$14,900	
Masonry: Brick		Now	\$15,000	LIFE	* *	5	\$24,800	
	-	ı Jnt Failur ı : Bulkhead	e, Extent : Moderai l	te, Area I	Affected : 40%			
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	\$8,500	LIFE	* *	5	\$1,500	
•	Diagonal	Cracks, Ex	ent : Moderate, Ar	ea Affect	ted : 30%			
	Location	: Through	out Stucco On Bric	k Inner 1	Face			
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	270			LII L			Ψ1,000	
Modified Bitumen	95%			2031	* *	10	\$25,200	
Skylight, Metal/Glass		Now	\$58,700	2036	* *	10	Ψ23,200	
enjugui, mous emse	Broken/M		ents, Extent : Mode		ea Affected : 50%			
terior Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	* *	5	\$2,000	
Cust in 1 face Concrete			Extent : Light, Are		ed · 20%	3	Ψ2,000	
	_	ı : Stairs St	_	a rijjeere	. 2070			
Ceramic Tile	5%		-7-	2035	* *		\$2,300	
	3% 20%			2033	* *	5	·	
Quarry Tile	38%	N	¢15 000	LIFE	* *	5 5	\$13,500	
Terrazzo			\$15,900 Extent: Light, Are			3	\$13,400	
		crumoung, 1 : Through		и Ајјеси	za . 1070			
T. 1 (D)		i . Through	oui sieps	2021	ala ala		Φ <b>π</b> 000	
Vinyl Tile	35%			2031	* *	3	\$7,900	
Interior Walls	4 = 0 /			2020	ماد بات	-	<b>40.100</b>	
Ceramic Tile	15%			2029	* *	5	\$8,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,200	
Gypsum Board	15%	3.7	<b>012.00</b>	LIFE	* *	5	\$4,900	
Plaster	60%		\$13,000	LIFE	**	5	\$9,700	
	_	_	Extent : Moderate out Cafeteria And I	-	ffected : 20%			
Ceilings				_				_
AcousTileSusp.Lay-In	15%			2039	* *	5	\$6,800	
Gypsum Board	10%			LIFE	* *	5	\$5,600	
Plaster	75%	Now	\$22,200	LIFE	* *	5	\$21,200	
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: Through	out 4th Floor					

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

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

Asset #: 4459

Electrical Current Repa		r Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2026	\$4,800	5	\$100		
	Other Observation, Extent		cted : 100%				
	Location : Electrical Roc						
	Explanation : One 800 A	mperes Main Disconne	ect Switch				
Switchgear / Switchboard	1000/	2026	¢72 200	-	¢100		
Fused Disc Sw	100%	2026	\$73,200	5	\$100		
Raceway Conduit	90%	2026	\$31,700	1			
Conduit	10%	2036	\$31,700 * *	1 1			
Panelboards	1070	2030		1			
Fused Disc Sw	5%	2025	\$2,200	5			
Molded Case Bkrs	85%	2025	\$38,100	5	\$700		
Molded Case Bkrs	10%	2034	**	5	\$100		
Wiring	1070	2034			Ψ100		
Thermoplastic	90%	2026	\$46,200	1			
Thermoplastic	10%	2036	**	1			
Motor Controllers							
Locally Mounted	100%	2024	\$74,700	5	\$200		
Ground		<del>-</del> <del>-</del>	4 : 7: :		*		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$500		
Lighting							
Interior Lighting							
Fluorescent	15%	2021	\$74,200	10	\$4,100		
	Other Observation, Extent		cted : 100%				
	Location : Throughout To	_					
	Explanation: Using T12						
Fluorescent	65%	2021	\$321,700	10	\$18,000		
	Compact Fluorescent Ligh		rea Affected : 100	%			
	Location : Apartment Un	it					
Fluorescent	20%	2034	* *	10	\$5,500		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%				
	Location: Throughout To						
	Explanation: Using T8 1	Lamps					
Egress Lighting							
Emergency, Battery	50%	2021	\$20,300	10	\$3,600		
Exit, Service	50%	2021	\$5,000	1			
Alarm							
Security System	700/						
No Component	70%	2021	* *	1	<b>#2.400</b>		
Generic Fig. (C. 1) Protection	30%	2031	* *	1	\$3,400		
Fire/Smoke Detection	700/						
No Component	70%	2021	* *	1.2	Ø <b>5</b> 000		
Generic, Digital	30%	2031	-1- W	1-3	\$5,800		

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

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

Asset #: 4459

Mechanical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2046	* *	1		
	Location: Una	on, Extent : Light, Area lerground Vault In Park ' 5000 Gallon Tank		: 100%			
Conversion Equipment Steam Boiler	Location: Base	on, Extent : Light, Area ement Boiler Room Dual Fuel Sectional S			1	\$29,900	
Distribution	•						
Central Plant Steam Piping/Pmp	100%		2026	\$477,200	4	\$1,500	
	On Extended Life Location : Thre	e, Extent : Moderate, A oughout	rea Affect	ted : 100%			
Terminal Devices Convector/Radiator	100% On Extended Life Location : Thre	e, Extent : Moderate, A oughout	2024 rea Affect	\$150,900 ted: 100%	1	\$9,700	
Air Conditioning							
Energy Source Electricity	100%		2034	* *	1		
Conversion Equipment Split Unit	-	2. \$30,100 Extent : Severe, Area A f, Equipment Operates					
Split Unit	10% Recent Installation	on, Extent : Light, Arec meter Of Building	2034	* *			
Window/Wall Unit No Component	40% 45%		2024	\$23,500	1		
Ventilation							
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$3,400	
No Component	80%		LIFE		2-3	\$3,400	
Exhaust Fans							
Interior	5%		2026	\$5,000	2		
Roof	10%		2026	\$4,700	2	\$100	
No Component	85%						
Plumbing							
H/C Water Piping	20%		2036	* *	1		
Brass/Copper Galvanized Steel	20% 80%		2036	\$99,000	1 1		
Garvanizeu Steel		e, Extent : Moderate, A oughout			1		

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

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

Asset #: 4459

Mechanical	Anical Current Repair Future Replacement		Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2021	\$17,200	2	\$400	
HW Heat Exchanger						
Steam Fired	100%	2046	* *	4	\$3,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moder	ate, Area Affecte	ed : 100%			
	Location: Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Moder Location : Throughout	ate, Area Affecto	ed : 100%			
Sump Pump(s)						
Non-Submersible	100%	2026	\$4,400	4	\$600	
Backflow Preventer						
Generic	100%	2031	* *	1	\$1,900	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Location : B-4	, Area Affected :	100%			
	Explanation: 1 Unit					
Fire Suppression Standpipe	-					
Generic	100%	2036	* *	1-5	\$15,200	
Sprinkler						
No Component	95%					
Generic	5%	2036	* *	1-2	\$400	

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 05-Jun-2015 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$79,800	
Mechanical		\$201,900
Total	\$79,800	\$201,900
Importance Code B	\$79,800	\$201,900
Total	\$79,800	\$201,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$7,500	\$400
Interior Architecture	\$700	\$1,200	\$3,500	\$500
Electrical	\$300	\$400	\$11,500	\$300
Mechanical	\$1,700	\$1,700	\$6,800	\$2,500
Total	\$2,800	\$3,300	\$29,300	\$3,700
Importance Code A	\$900	\$900	\$8,400	\$1,300
Importance Code B	\$1,900	\$1,200	\$20,900	\$2,400
Importance Code C		\$1,200		
Total	\$2,800	\$3,300	\$29,300	\$3,700



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

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

Asset #: 4465

Architecture		Current Repair	Future Replacement		М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
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	
terior							
Floors							
Quarry Tile	35%		2031	* *	5	\$6,900	
Terrazzo	35%		LIFE	* *	5	\$3,600	
Vinyl Tile	28%		2031	* *	3	\$1,900	
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	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$2,500	5		
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location : Electrical Room	n				
	Explanation: One 400 An	peres Main Disconn	ect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$24,400	5	\$200	
Raceway						
Conduit	100%	2026	\$8,500	1		

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

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

Asset #: 4465

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Panelboards									
Fused Disc Sw	5%	2025	\$700	5					
Molded Case Bkrs	95%	2025	\$18,400	5	\$200				
Wiring									
Thermoplastic	100%	2026	\$10,700	1					
Motor Controllers									
Locally Mounted	100%	2024	\$18,700	5	\$100				
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$100				
Lighting									
Interior Lighting	1.50/	2021	<b>#21</b> 000	1.0	<b>#1.200</b>				
Fluorescent	15%	2021	\$21,800	10	\$1,200				
	Other Observation, Exten	==	cted : 100%						
	Location: Throughout T	=							
	Explanation: Using T12	=	<b>* * * * * * * * * *</b>						
Fluorescent	40%	2021	\$58,100	10	\$3,200				
	Compact Fluorescent Ligi Location : Apartment U		Area Affected : 100	%					
Fluorescent	25%	2034	* *	10	\$2,000				
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%								
	Location : Apartment U	nit							
Fluorescent	20%	2034	* *	10	\$1,600				
	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%								
	Location: Throughout T	The Building							
Egress Lighting									
Emergency, Battery	40%	2021	\$4,800	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 I	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Fuel Oil No 2	100%	2	2036	* *	5	\$2,700	

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

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

Asset #: 4465

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Steam Boiler	100% Other Observation, Extent : Light, Arec Location : Basement Boiler Room	2039 a Affected	**: 100%	1	\$8,800	
	Explanation: 1 #2 Oil Burning Steam	Boiler				
Distribution Central Plant Steam Piping/Pmp	100%	2026	\$139,900	4	\$400	
	On Extended Life, Extent : Moderate, A Location : Throughout	rea Affec	ted : 100%			
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate, A Location : Throughout	2024 rea Affec	\$44,300 ted : 100%	1	\$2,900	
Air Conditioning	U					
Energy Source Electricity	100%	2034	* *	1		
Conversion Equipment Split Unit Split Unit	10% 10%	2026 2034	\$17,700 * *			
Window/Wall Unit No Component	25% 55%	2024	\$4,300	1		
Terminal Devices Fan Coil - 4 Pipe	10%	2026	\$8,700	1	\$300	
No Component Ventilation	90%					
Distribution Ductwork/Diffusers No Component	20% 80%	LIFE	* *	2-5	\$1,000	
Exhaust Fans Interior No Component	20% 80%	2026	\$5,900	2	\$100	
Plumbing H/C Water Piping Brass/Copper	100%	2036	* *	1		
Water Heater Oil Fired	100%	2024	\$6,900	1	\$300	
HW Heat Exchanger Steam Fired	100% Other Observation, Extent : Light, Area Location : Boiler Room Explanation : The Boiler Has A Heat	2046 ı Affected	**	4 ot Water	\$900	
Sanitary Piping Cast Iron	100% On Extended Life, Extent : Moderate, A Location : Throughout	LIFE	* *	1		

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

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

Asset #: 4465

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Around The I	Perimeter Of The Build	ing			
	Explanation : Aluminium	n Scupper And Leaders	Observed			
Sump Pump(s)						
Non-Submersible	100%	2026	\$1,300	4	\$200	
Backflow Preventer						
Generic	100%	2031	* *	1	\$500	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$4,500	
Sprinkler						
No Component	95%					
Generic	5%	2036	* *	1-2	\$100	
Chemical System						
Generic	100%	2021	\$1,900	1-3	\$3,700	

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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

Address : 179-191 E 100TH STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 20-Jun-2014 Landmark Status : NONE

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

Block : 1628 Lot : 24 BIN : 1051796

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$288,200	\$311,000		
Interior Architecture	\$823,300	\$261,100		
Electrical		\$1,579,800		
Mechanical	\$91,500	\$616,100		
Total	\$1,203,000	\$2,768,000		
Importance Code A	\$288,200	\$927,100		
Importance Code B	\$736,300	\$1,768,200		
Importance Code C	\$178,600	\$72,700		
Total	\$1,203,000	\$2,768,000		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	_	\$31,600	_	_
Interior Architecture	\$6,100			\$3,700
Electrical	\$500	\$700	\$1,600	\$300
Mechanical	\$18,900	\$24,300	\$12,200	\$7,600
Total	\$25,500	\$56,700	\$13,800	\$11,600
Importance Code A	\$4,200	\$36,000	\$4,200	\$4,200
Importance Code B	\$21,300	\$20,600	\$9,600	\$7,400
Importance Code C				
Total	\$25,500	\$56,700	\$13,800	\$11,600



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

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

Asset #: 3010

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
Exterior Walls Cast Stone/Terra Cotta Masonry: Brick	5% 45%			LIFE LIFE	* *	5 5	\$58,100 \$66,900		
Stucco Cement	50%			2038	* *	5	\$186,000		
Windows Aluminum	Ctrwt/Bali	Now nc Not Fun a: Through	\$239,100 ct, Extent : Modera	2041 ate, Area	* * Affected : 80%	5	\$14,300		
Metal Clad	10%			2033	* *	5	\$19,800		
Parapets	1070						<b>\$15,000</b>		
Masonry: Brick Stucco Cement	65% 35%			LIFE 2038	* *	5 5	\$6,200 \$8,700		
Roof Modified Bitumen Skylight, Metal/Glass	Broken/M		\$49,100 ents, Extent : Sever Throughout	2030 2035 re, Area	* * * * Affected : 20%	10	\$31,600		
nterior									
Floors									
Cast in Place Concrete	Cracking/	Now Crumbling, 1: Through	\$3,000 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$12,800		
Cast in Place Concrete	Cracking/	Now Crumbling, a: Through	\$3,000 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$12,800		
Ceramic Tile	Cracking/	Now Crumbling, a: Through	\$135,900 Extent : Severe, Amout	2034 rea Affec	* * ted : 40%	5	\$11,700		
Vinyl Tile	_		\$49,700 Extent : Moderate	2030 , Area Aj	** fected : 20%	3	\$11,000		
Wood	Deteriora	0-2 ted Finish, 1 : Through	\$346,900 Extent : Moderate, out	2040 Area Aff	* * Tected : 30%	5	\$49,400		
Interior Walls									
Ceramic Tile			\$128,400 Extent : Moderate out	2034 , Area Aj	* * fected : 20%	5	\$23,300		
Gypsum Board	Cracking/ Location	: Through	\$50,200 Extent : Light, Are out xtent : Light, Area 2			5	\$72,700		
		etration, E. i : Through	=	пјјестеа	. 1070				
Masonry: Fieldstone	5%			LIFE	* *	5	¢2 000		
Plaster	5%			LIFE		5	\$2,800		

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

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

Asset #: 3010

Architecture	Current Rep	Current Repair			M					
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Interior										
Ceilings										
Gypsum Board	95% Now	\$112,300	LIFE	* *	5	\$139,000				
	Cracking/Crumbling, Ex	tent : Light, Are	a Affecte	ed : 10%						
	Location : Throughout									
	Water Penetration, Extent : Light, Area Affected : 5%									
	Location: Throughout	0 .	00							
Plaster	5%		LIFE	* *	5	\$3,700				

Electrical	Current Repair	Future	Replacement	M					
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2045	* *	5	\$400				
	Other Observation, Extent : Modera	te, Area Affect	ed : 100%						
	Location: Electrical Room								
~	Explanation : Two Main Services F	Rated @ 800 A	mperes And 1200	) Ampere	?S				
Switchgear / Switchboard	1000/	2045	* *	-	<b># 400</b>				
Fused Disc Sw	100%	2045	* *	5	\$400				
Raceway Conduit	1000/	2045	* *	1					
Panelboards	100%	2045		1					
Fused Disc Sw	10%	2041	* *	5	\$200				
Molded Case Bkrs	90%	2041	* *	5	\$2,000				
Wiring	9070	2041			\$2,000				
Thermoplastic	100%	2045	* *	1					
Motor Controllers	10070	2043		1					
Locally Mounted	50%	2030	* *	5	\$300				
Locally Mounted	50%	2023	\$84,000	5	\$300				
Ground			¥ = , , = = =		****				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$1,300				
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Water Main								
	Explanation: Covered With Insula	tion							
Lighting	-								
Interior Lighting									
Fluorescent	40%	2025	\$561,100	10	\$31,400				
	Other Observation, Extent : Modera	te, Area Affect	ed : 90%						
	Location : Throughout								
	Explanation: Lamp T-12								
Incandescent	60%	2025	\$841,700	2	\$1,100				
Egress Lighting									
Exit, Service	50%	2025	\$14,200	1					
Exit, Battery	50%	2025	\$48,700	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.

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

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

Asset #: 3010

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Fire/Smoke Detection							
No Component	95%						
Generic, Analog	5%		2025	\$44,200	1-3	\$2,700	

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating									
Energy Source Natural Gas	100%			2035	* *	1			
Conversion Equipment Hot Water Boiler	Location	ervation, E a : Basemen		2023 Affected	\$616,100 : 100%	1	\$42,300		
Distribution	Expiana	tion: I Uni	it With 4 Sections						
Hot Wtr Piping/Pump	100%			2033	* *	4	\$4,200		
Terminal Devices Convector/Radiator	Damaged,	Now Extent: M : Through	\$42,800 Toderate, Area Affec	2030 cted : 20	**	1	\$24,800		
Air Conditioning	Locuitor	. Inrough	oui						
Energy Source									
Electricity	100%			2033	* *	1			
Conversion Equipment Window/Wall Unit No Component	10% 90%			2020	\$16,700	1			
/entilation	7070								
Distribution Ductwork/Diffusers No Component	20% 80%			LIFE	* *	2-5	\$9,500		
Exhaust Fans	0070								
Roof		0-2 xtent : Ligh a : Through	\$1,300 at, Area Affected : I out	2025 0%	\$26,500	2	\$400		
No Component	80%								
Plumbing H/C Water Piping									
Brass/Copper	20%			2035	* *	1			
Galvanized Steel	80%			2030	* *	1			
Water Heater									
Gas Fired	Location	: Boiler R	Extent : Light, Area oom Heat Exchanger To			2	\$1,200		

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

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

Asset #: 3010

Mechanical		Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date   (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
HW Heat Exchanger								
Steam Fired	100%			2035	* *	4	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$8,300	LIFE	* *	1		
	Blockage /	Clogged, Ex	tent : Light, Area	Affected	: 10%			
	Location	: Throughou	ıt					
Sump Pump(s)								
Non-Submersible	100%			2025	\$12,200	4	\$1,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	75%							
Generic	25%			2035	* *	1-2	\$6,000	

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : JOSE GONZALEZ HOUSE
Address : 1177 HOE AVENUE @ HOME ST

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 24-Jun-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 2745 Lot : 29 BIN : 2006057

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$48,800	
Interior Architecture	\$48,100	
Electrical		\$73,000
Total	\$96,900	\$73,000
Importance Code A	\$48,800	
Importance Code B	\$48,100	\$73,000
Total	\$96,900	\$73,000

\$3,700 \$7,300 <b>\$133,600</b> \$96,100 \$22,300 \$15,200	\$1,500 \$1,500 \$400 \$1,100	\$700 <b>\$1,400</b> \$400 \$900	\$3,400 <b>\$4,800</b> \$400 \$4,400
\$7,300 <b>\$133,600</b> \$96,100	\$800 <b>\$1,500</b> \$400	\$700 <b>\$1,400</b> \$400	\$3,400 <b>\$4,800</b> \$400
\$7,300 <b>\$133,600</b>	\$800 <b>\$1,500</b>	\$700 <b>\$1,400</b>	\$3,400 <b>\$4,80</b> 0
\$7,300	\$800	\$700	\$3,400
	•	*	•
\$3,700	\$700	4000	4,00
Φ <b>2 7</b> 00	\$700	\$600	\$700
\$27,000			\$700
\$95,600			
FY 2019	FY 2020	FY 2021	FY 2022
	\$95,600	\$95,600	\$95,600



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

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

### DEPT. OF HOMELESS SERVICES - 071 JOSE GONZALEZ HOUSE

Asset #: 13580

rchitecture	Current Repair F			Futur	Future Replacement		Maintenance	
vstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior								
Exterior Walls								
Masonry: Brick	Jnt Morta Location Spalling, L Location Worn/Erod	n : North Fa Extent : Mo n : Through	: Moderate, Area	hout ted : 15%	ó	5	\$5,400	
Masonry: Limestone	Jnt Morta	Now r Miss/Erod 1 : Through	\$32,700 l, Extent : Severe, A out	LIFE Area Affe	* * *cted : 25%	5	\$1,000	
Stucco Cement	Cracking/	Now Crumbling, 1: Through	\$32,600 Extent : Severe, A out	2037 rea Affec	* * ted : 40%	5	\$2,800	
Windows								
Aluminum	Ctrwt/Bal	Now nc Not Fund n : Throughd	\$5,200 ct, Extent : Light, A out	2040 Area Affe	* * cted : 20%	5	\$600	
Wood	Location Thermally Location Split/Crac	issing Elem 1 : Basemen Inefficient, 1 : Basemen	Extent : Moderate t : Moderate, Area	e, Area Ą	ffected : 50%	5	\$300	
Parapets								
Cast Stone/Terra Cotta			\$2,400 l, Extent : Moderat	LIFE te, Area A	* * Affected : 50%	5	\$400	
Masonry: Brick	Location Spalling, I Location Worn/Eroc	r Miss/Eroo 1 : Through Extent : Mo 1 : Through	derate, Area Affect out : Moderate, Area A	ted : 40%	ó	5	\$400	
Masonry: Limestone	Jnt Morta	Now r Miss/Erod ı : Throughd	\$4,500 l, Extent : Modera out	LIFE te, Area A	* * Affected : 40%	5	\$200	
Metal: Cage/Fence	Location Deteriora	/Rusting, E. n : Through	Extent : Moderate,			5	\$1,100	

Interior

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

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

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

### DEPT. OF HOMELESS SERVICES - 071 JOSE GONZALEZ HOUSE

Asset #: 13580

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%	2-4	\$700	LIFE	* *	5	\$1,500	
	U	Trumbling, : Through	Extent : Light, Are	a Affecte	ed : 10%			
Ceramic Tile	5%	0-2	\$300	2033	* *	5	\$200	
	U	Crumbling, : Through	Extent : Light, Are	a Affecte	ed : 10%			
Vinyl Tile	85%	Now	\$48,100	2034	* *	3	\$2,100	
•		/Impact Do : Through	amage, Extent : Sev out	vere, Are	a Affected : 50%		·	
Interior Walls								
Ceramic Tile	10%	0-2	\$2,400	2027	\$24,400	5	\$400	
		Trumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			
Gypsum Board	25%			LIFE	* *	5	\$1,300	
Wood	65%	4+	\$12,800	LIFE	* *	5	\$23,000	
		ed Finish, . : Through	Extent : Light, Arec out	ı Affecte	d : 20%			
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$10,800	2029	* *	5	\$3,300	
		Trumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 20%			

Electrical	Current Repair	Future Repl	acement	M	aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost   Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2034	* *	5	\$100		
	Other Observation, Extent: 1	Moderate, Area Affected : 1	00%				
	Location: Basement						
	Explanation : One 200 Amp	oeres Main Disconnect Swi	tch				
Raceway							
Conduit	100%	2034	* *	1			
Panelboards							
Fused Disc Sw	5%	2032	* *	5			
Molded Case Bkrs	95%	2032	* *	5	\$100		
Wiring							
Thermoplastic	100%	2034	* *	1			
Motor Controllers							
Locally Mounted	100%	2029	* *	5			
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Stand-by Power							

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

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

### DEPT. OF HOMELESS SERVICES - 071 JOSE GONZALEZ HOUSE

Asset #: 13580

Electrical	Current Re	oair	Futur	e Replacement	Ma		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Transfer Switches							
Automatic	100%		2029	* *	1	\$1,400	
Generators							
Natural Gas	100% Other Observation, Extending Location: Basement Explanation: One 5 K	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement					
Batteries	- T						
Lead/Acid	100% Now Other Observation, Exte Location: Generator Explanation: Battery	ent : Severe, Area A Room	2019 Affected	\$1,500 d:100%	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	97% Other Observation, Extending Location: Throughou Explanation: T-12 La	ent : Moderate, Ar t The Building	2024 ea Affe	\$9,400 cted : 100%	10	\$4,000	
Incandescent	3%	•	2024	\$700	2		
Egress Lighting	370			Ψ700			
Emergency, Service	40%		2024	\$900	1		
Emergency, Battery	10%		2024	\$600	10	\$100	
Exit, Service	50%		2024	\$600	1	,	
Exterior Lighting HID	100%		2034	* *	10		
Alarm							
Security System							
No Component	50%						
Generic	50%		2029	* *	1	\$800	
Fire/Smoke Detection Generic	100%		2029	* *	1-3	\$2,700	
Generic	10070		2029		1-3	\$4,700	

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2044	* *	1			
Conversion Equipment							
Steam Boiler	100%	2037	* *	1	\$4,400		
	Other Observation, Extent : Ligh	t, Area Affected : 100%	,				
	Location: Basement Boiler Ro	om					
	Explanation: 1 Unit						
Distribution							
Central Plant Steam	100%	2034	* *	4	\$200		
Piping/Pmp							

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

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

### DEPT. OF HOMELESS SERVICES - 071 JOSE GONZALEZ HOUSE

Asset #: 13580

Mechanical	Mechanical Current Rep		<b>Future Replacement</b>			Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Terminal Devices								
Convector/Radiator	100%		2029	* *	1	\$1,400		
Air Conditioning								
Energy Source								
Electricity	100%		2032	* *	1			
Conversion Equipment								
Window/Wall Unit	60%		2019	\$5,200	1			
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$500		
No Component	80%							
Exhaust Fans								
Roof	20%		2019	\$1,400	2			
No Component	80%							
Plumbing								
H/C Water Piping	1000/		202:	a. a.				
Brass/Copper	100%		2034	* *	1			
Water Heater	1000/		• • • •	<b></b>	_			
Gas Fired	100%		2022	\$2,500	2	\$100		
Sanitary Piping	4000			a. •	_			
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler	4000							
Generic	100%		2034	* *	1-2	\$1,200		

Page: 220

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$329,400	
Electrical		\$784,700
Mechanical		\$337,700
Total	\$329,400	\$1,122,400
Importance Code B	\$329,400	\$1,122,400
Total	\$329,400	\$1,122,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$19,900	\$1,000	\$17,600
Interior Architecture	\$3,400	\$5,700		\$4,900
Electrical	\$15,100	\$5,300	\$3,200	\$3,600
Mechanical	\$3,900	\$18,600	\$6,300	\$3,000
Total	\$22,300	\$49,500	\$10,500	\$29,100
Importance Code A	\$1,200	\$21,100	\$2,100	\$18,800
Importance Code B	\$19,000	\$28,300	\$8,300	\$10,300
Importance Code C	\$2,200			
Total	\$22,300	\$49,500	\$10,500	\$29,100



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

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

Asset #: 4440

Architecture	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	••						
Cast Iron	3%		LIFE	* *	_	444	
Masonry: Brick	57%		LIFE	* *	5	\$33,000	
Masonry: Brick Cavity	10%	tion Entant Light An	LIFE		5	\$5,800	
	Location : New	tion, Extent : Light, Are Laundry Room		a : 100%			
Masonry: Limestone	5%		LIFE	* *	5	\$2,200	
Metal Panel	5%		2035	* *	5-10	\$19,900	
	Location: Wes		Area Affe	cted : 100%			
	Explanation : I	1etal Cornice					
Stucco Cement	20%		2030	* *	5	\$29,000	
Windows Aluminum	100%		2047	* *	5	\$4,200	
Parapets							
Masonry: Brick Cavity	70%		LIFE	* *	5	\$4,000	
	Recent Replace I Location : Thre	Evident, Extent : Light, oughout	Area Affe	ected : 100%			
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	. ,	2035	* *	3	\$14,600	
	Cracking/Crumb Location: Thro	ling, Extent : Moderate oughout	e, Area Aj	fected : 35%			
	Uneven Substrate Location : Thro	e, Extent : Moderate, A oughout	Area Affec	ted : 25%			
	Worn/Eroded, Ex	tent : Moderate, Area	Affected :	25%			
	Location: Thre	oughout					
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	

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

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

Asset #: 4440

Electrical		Current Repa	air	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$100	
			it : Moderate, A	Area Affe	cted : 100%			
		: Electrical Ro						
	Explanat	ion : Main Ser	vice Switch Ra	ted @ 40	00 Amperes			
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	* *	5	\$100	
Raceway								
Conduit	80%			2035	* *	1		
Conduit	20%			2025	\$7,000	1		
Panelboards								
Fused Disc Sw	5%			2033	* *	5		
Molded Case Bkrs	95%			2033	* *	5	\$600	
Wiring								
Thermoplastic	80%			2035	* *	1		
Thermoplastic	20%			2025	\$10,300	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	* *	5	\$300	
	Other Obse	ervation, Exten	nt : Moderate, A	Area Affe	ected : 100%			
		: Basement		55				
	Explanat	ion : Corroded	!					
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$7,200	
Generators	10070			2030			Ψ7,200	
Diesel	100%			2028	\$56,300	1	\$9,000	
Dieser		ervation Exten	nt : Moderate, A		•	•	Ψ>,000	
		: Generator R		17 000 1 199 0				
			cy Generator R	ated @	100 Kw			
Batteries	Espicitor	ion : Emergent	ey Generaler 10	uica C I	100 1177			
Lead/Acid	100%			2019	\$1,500	5	\$900	
Fuel Storage	100/0			2019	\$1,500	3	\$700	
Main Tank	100%			2040	* *	5	\$700	
IVIAIII TÄIIK		arvation Extar	nt · Modorato			3	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room							
ialitina	Expianat	ion : 2/3 Galle	ons Rated Capa	ши				
Lighting Interior Lighting								
Interior Lighting	1000/			2025	\$202.400	10	¢21 400	
Fluorescent	100%	And Finterna	Extent . Mad-	2025	\$382,400	10	\$21,400	
	_	And Fixtures, : Throughout'		ate, Area	a Affected : 100%			

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

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

Asset #: 4440

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%	2	2025	\$15,700	10	\$2,800	
Exit, Service	30%	2	2025	\$2,300	1		
Exit, Service	20%	2	2020	\$1,600	1		
Exterior Lighting							
HID	100%	2	2025	\$87,800	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%	2	2025	\$21,100	1	\$2,600	
	Other Observation, I	Extent : Moderate, Are	a Affe	cted : 100%			
	Location: Hallway	s And Lobby					
	Explanation: CC	TV Surveillance Cam	ieras				
Fire/Smoke Detection							
Generic, Digital	100%	2	2025	\$240,900	1-3	\$14,800	
_	Other Observation, I	Extent : Moderate, Are	a Affe	cted : 100%			
	Location : Through	out The Building					
	Explanation: Man	ual Pull Station, Strob	e Ligh	ats, Alarm Bells, Ho	orns And	Smoke Detectors	

Mechanical	Current Repair Futur		e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating							
Energy Source							
Natural Gas	100%	2035	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2038	* *	1	\$11,500		
	Other Observation, Extent: Light, Are	a Affected	: 100%				
	Location: Basement Boiler Room						
	Explanation: 3 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2033	* *	4	\$1,100		
Terminal Devices							
Convector/Radiator	90%	2023	\$105,000	1	\$6,800		
Fan Coil Unit/Heat	10%	2030	* *	1	\$800		
Air Conditioning							
Energy Source							
Electricity	100%	2033	* *	1			

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

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

Asset #: 4440

Mechanical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Conversion Equipment Interior Pkg Unit - Cooling	20%		2023	\$162,900	2	\$300	
Reciprocating Compr/Chiller	10%		2025	\$18,500	1	\$1,100	
	Other Observation, E.		Affected	: 10%			
	Location: 1st Floor	=					
	Explanation : One S	Split A/C Unit					
Window/Wall Unit	5%		2020	\$2,300	1		
No Component	65%						
Terminal Devices	100/		2025	¢14.500	1	Φ000	
Fan Coil - 2 Pipe	10%		2025	\$14,500	1	\$800	
No Component Heat Rejection	90%						
Dry Cooler	10%		2025	\$4,100	2	\$1,600	
Dry Coolei	Other Observation, E.	xtent : Light, Area			2	\$1,000	
	Location : 2nd Floor		2,5,000000	. 20,0			
	Explanation: 1 Exte	•					
No Component	90%						
Ventilation	, , , ,						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$13,000	
Exhaust Fans							
Interior	90%		2025	\$69,800	2	\$600	
Roof	10%		2025	\$3,600	2	\$100	
Plumbing							
H/C Water Piping	200/		2025	<b>.</b>			
Brass/Copper	30%		2035	* *	1		
Galvanized Steel	70%		2030	* *	1		
Water Heater Gas Fired	100%		2020	¢12 200	2	\$300	
Sanitary Piping	100%		2020	\$13,300	2	\$300	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIIL		1		
Generic	100%						
Fire Suppression	100.0						
Sprinkler							
Generic	100%		2035	* *	1-2	\$6,500	
Fire Pump						-	
Generic	100%		2034	* *	1	\$4,400	

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

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

Page: 225

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : LIFE FAMILY CENTER
Address : 78 CATHERINE STREET

Borough : MANHATTAN Agency's Number : N/A

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

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

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

Block : 111 Lot : 150 BIN : 1083359

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,535,700	\$343,200
Interior Architecture	\$796,800	\$634,600
Electrical	\$622,100	\$3,547,300
Mechanical		\$4,530,200
Total	\$2,954,600	\$9,055,300
Importance Code A	\$1,535,700	\$382,500
Importance Code B	\$1,322,800	\$8,615,300
Importance Code C	\$96,100	\$57,500
Total	\$2,954,600	\$9,055,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,900			\$64,100
Interior Architecture	\$65,000		\$5,900	\$52,200
Electrical	\$15,100	\$13,800	\$12,900	\$52,200
Mechanical	\$42,100	\$23,600	\$24,800	\$73,100
Total	\$173,100	\$37,400	\$43,600	\$241,700
Importance Code A	\$64,800	\$13,900	\$13,900	\$78,300
Importance Code B	\$94,300	\$23,500	\$29,700	\$163,400
Importance Code C	\$14,000			
Total	\$173,100	\$37,400	\$43,600	\$241,700



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

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

Asset #: 1954

rchitecture		Current	Repair	Futur	Future Replacement		Maintenance	
stem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
erior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$154,900	
Masonry: Brick	70%		\$209,000	LIFE	* *	5	\$138,800	
	_	Crumbling, 1 : Through	, Extent : Light, Are out	ea Affecto	ed : 10%			
Masonry: Granite	2%			LIFE	* *	5	\$3,000	
Masonry: Limestone	13%	Now	\$281,100	LIFE	* *	5	\$19,300	
	_	Crumbling, 1 : North Fo	, Extent : Moderate acade	, Area Aj	ffected : 10%			
	-	Extent : Mo ı : North Fo	oderate, Area Affect acade	ed : 10%	ó			
Metal Panel	5%			2047	* *	5-10	\$68,200	
Windows							•	
Aluminum		Now nc Not Fun	\$939,600 ct, Extent : Modera	2052 ate, Area	* * Affected : 50%	5	\$11,200	
	Location	ı : Through	out					
		ss Fastener 1 : Through	s, Extent : Moderat out	e, Area A	Affected : 50%			
Aluminum	40%			2049	* *	5	\$16,300	
Metal Clad	5%	Now	\$105,900	2052	* *	5	\$6,400	
	-	ation, Exter 1 : Boiler R	nt : Moderate, Area oom	Affected	l : 100%			
		oed Elemen 1 : Boiler R	ts, Extent : Modera	te, Area	Affected : 25%			
	Broken/M		nents, Extent : Mod	erate, Ar	ea Affected : 25%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$14,000	
Masonry: Brick	50%			LIFE	* *	5	\$9,100	
Masonry: Brick	30%			LIFE	* *	5	\$5,400	
Metal Rail	10%			2044	* *	5-10	\$32,800	
Roof								
Built-Up (BUR)	40%	Now	\$7,900	2032	* *			
			ent : Moderate, Are	a Affecte	ed : 25%			
			nd South Sections					
	_		vere, Area Affected and South Sections	: 10%				
Copper/Terne	5%			2042	* *	10	\$10,800	
Modified Bitumen	40%			2032	* *	10	\$34,700	
Slate	15%		\$22,000	LIFE	* *		•	
	Cracking/		Extent : Light, Are		ed : 10%			

Interior

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

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

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

Asset #: 1954

rchitecture	Current	Current Repair Future Replacement		e Replacement	nt Maintenance		
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Boiler R Water Penetration, E Location: Boiler R	oom xtent : Severe, Area			5	\$45,100	
Ceramic Tile	10% 0-2 Cracking/Crumbling Location: Through	_	2030 ea Affecte	* * d : 10%	5	\$10,300	
Mosaic Tile	2% Now Broken/Missing Elen Location: At Main Cracking/Crumbling Location: At Main	\$74,000 nents, Extent : Mode Entrance , Extent : Moderate			5	\$5,200	
Terrazzo	5% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$8,100	
Vinyl Tile	23%		2027	\$402,900	3	\$17,800	
Vinyl Tile 9" X 9"	30% Now Cracking/Crumbling Location: Through		2032 , Area Af	* * fected : 30%	3	\$23,200	
Wood	15%		2042	* *	5	\$58,000	
Wood	5% Now Deflection Evident, I Location: Old Aua Deteriorated Finish, Location: Old Aua	litorium Extent : Moderate, litorium	Area Aff	ected : 50%	5	\$9,700	
	Split/Cracked, Exten Location: Old Aud		Affected :	25%			
Interior Walls							
Ceramic Tile	10% Now Cracking/Crumbling Location: Stairs Jnt Mortar Miss/Ero Location: Stairs				5	\$8,700	
Gypsum Board	55%		LIFE	* *	5	\$57,500	
Masonry: Brick	5%		LIFE	* *		•	
Marble Panels	5%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$10,500	
Plaster	5% Now Cracking/Crumbling Location: Old Aud		LIFE , Area Af	* * fected : 25%	5	\$2,600	
_	Water Penetration, E Location : Old Aud		rea Affec	ted : 10%			

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

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

Asset #: 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2032	* *	5	\$20,600	
AcousTileSusp.Lay-In	5%			2032	* *	5	\$10,300	
Exposed Concrete	5%			LIFE	* *	5	\$1,600	
Gypsum Board	25%			LIFE	* *	5	\$64,500	
Masonry: Vault Struct	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$58,000	
Plaster	5%	Now	\$27,000	LIFE	* *	5	\$6,400	
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location	: Old Audi	itorium					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Old Audi	itorium					

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$39,200	5	\$600		
	Other Observation, Extent : Moderat	te, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: One 800 Amperes M	ain Disconn	ect Switch				
Switchgear / Switchboard							
Fused Disc Sw	100%	2027	\$146,400	5	\$600		
Raceway							
Conduit	100%	2027	\$151,700	1			
Panelboards							
Fused Disc Sw	10%	2026	\$11,900	5	\$300		
Molded Case Bkrs	90%	2026	\$107,400	5	\$3,300		
Wiring							
Thermoplastic	100%	2027	\$239,000	1			
Motor Controllers							
Locally Mounted	100%	2025	\$261,400	5	\$900		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,100		
Stand-by Power							
Transfer Switches							
Automatic	100%	2025	\$22,500	1	\$43,100		
Generators							
Diesel	100%	2023	\$176,100	1	\$54,200		
	Other Observation, Extent : Moderat	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Generator Room						
	Explanation: One 120 Kw						
Batteries							
Lead/Acid	100%	2019	\$1,500	5	\$5,200		

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

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

Page: 229

### DEPT. OF HOMELESS SERVICES - 071 LIFE FAMILY CENTER

Asset #: 1954

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2030	* *	5	\$4,100	
	Other Observation, Exten	nt : Moderate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation : No Name	plate Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,297,600	10	\$128,400	
	Other Observation, Exten		cted : 100%			
	Location: Throughout	The Building				
	Explanation: T-8 Lamp	os .				
Egress Lighting						
Emergency, Battery	50%	2022	\$94,300	10	\$16,900	
Exit, Service	50%	2022	\$23,300	1		
Exterior Lighting						•
HID	100%	2022	\$527,800	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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location : Basement Boile	er Room				
	Explanation : 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$2,215,600	4	\$10,400	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	95%	2025	\$665,800	1	\$43,000	
Unit Heater - Steam	5%	2022	\$23,400	4	\$600	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Window/Wall Unit	10%	2022	\$27,300	1		
No Component	90%					

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1954

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
No Component	95%							
Exhaust Fans								
Roof	5%			2032	* *	2	\$200	
No Component	95%							
Plumbing H/C Water Piping								
Brass/Copper	50%			2037	* *	1		
Galvanized Steel	50%	0-2	\$14,400	2025	\$287,200	1		
		Extent : M : Basemen	oderate, Area Affec t	eted : 15%	%			
Water Heater								
Gas Fired	100%			2026	\$79,800	2	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	* *	4	\$4,400	
Backflow Preventer								
Generic	100%			2027	\$33,300	1	\$8,600	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2027	\$1,281,900	1-2	\$39,200	

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

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$83,800	\$207,100
Mechanical		\$90,800
Total	\$83,800	\$298,000
Importance Code B	\$83,800	\$298,000
Total	\$83,800	\$298,000

Total	\$106,100	\$9,900	\$9,400	\$49,600
Importance Code C	\$51,500			
Importance Code B	\$29,400	\$8,100	\$7,700	\$28,300
Importance Code A	\$25,300	\$1,800	\$1,700	\$21,300
Total	\$106,100	\$9,900	\$9,400	\$49,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$3,900	\$2,900	\$4,900	\$2,900
Electrical	\$400	\$600	\$600	\$18,300
Interior Architecture	\$74,300	\$2,500		\$5,100
Exterior Architecture	\$23,600			\$19,400
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 1971

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
exterior								
Exterior Walls	0.50/				ate ate	_	<b>#27.400</b>	
Masonry: Brick	95%		1 . A . A . CC 1	LIFE	* *	5	\$27,400	
			ht, Area Affected : 5	0%				
			iverdale Avenue					
Masonry: Limestone	5%			LIFE	* *	5	\$1,100	
Windows					di di	_		
Aluminum	100%		\$19,600	2043	**	5	\$2,300	
	_		ent : Light, Area Aff	fected : I	5%			
	Location	: Through	out					
Parapets	000/		44.700		di di	_	<b>4.2</b> 00	
Masonry: Brick	90%		\$3,500	LIFE	* *	5	\$1,200	
			: Moderate, Area A	Affected .	: 15%			
			out Interior Face					
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal Rail	5%			2044	* *	5-10	\$1,200	
Roof								
Modified Bitumen	98%			2032	* *	10	\$19,400	
	_		tent : Moderate, Ar	ea Affec	ted : 10%			
		: Through	out					
Skylight, Plastic	2%			2032	* *	1		
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$5,900	
Ceramic Tile	5%		\$2,600	2030	* *	5	\$700	
	_	_	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Quarry Tile	5%			2032	* *	5	\$2,000	
Terrazzo	5%			LIFE	* *	5	\$1,100	
Vinyl Tile	75%			2032	* *	3	\$7,600	
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Corrido	r(s)					

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

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

Asset #: 1971

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior								
Interior Walls								
Ceramic Tile	5%	0-2	\$6,000	2036	* *	5	\$1,100	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	d: 10%			
	Location	ı : Through	out					
Concrete Masonry Unit	5%	0-2	\$2,400	LIFE	* *	5	\$900	
,	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	d: 10%		·	
		ı : Through		55				
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%		\$17,200	LIFE	* *			
Maroic I ancis	_		Extent : Light, Are		d · 10%			
		ı : Through		u rijjecie	u . 1070			
			d, Extent : Light, Ai	rea Affect	ed · 10%			
		i : Through		curijjeci	cu . 1070			
Distant				LIEE	* *	-	¢0.700	
Plaster	75%		\$26,000	LIFE		5	\$9,700	
			Extent : Light, Are	ча Ајјесте	a: 10%			
- T	Locanor	ı : Through	оит					
Ceilings	200/			2022	* *	_	ФО 100	
AcousTileSusp.Lay-In	30%		<b>#2.400</b>	2032		5	\$8,100	
Embossed Metal	5%		\$2,400	LIFE	**	5	\$600	
			xtent : Light, Area A	Affected :	10%			
	Location	ı : Through	out					
Gypsum Board	15%			LIFE	* *	5	\$5,100	
Plaster	50%	0-2	\$17,800	LIFE	* *	5	\$8,500	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	d : 5%			
	Location	: Through	out					

Electrical	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$4,800	5	\$100	
	Other Observation, Extent: Moderat	e, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Two 200 Amperes Ma	iin Disconne	ect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$73,200	5	\$600	
Raceway						
Conduit	90%	2027	\$31,700	1		
Conduit	10%	2047	* *	1		
Panelboards						
Fused Disc Sw	10%	2026	\$3,000	5	\$100	
Molded Case Bkrs	20%	2043	* *	5	\$100	
Molded Case Bkrs	70%	2026	\$20,900	5	\$400	

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

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

Asset #: 1971

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring							
Thermoplastic	10%		2047	* *	1		
Thermoplastic	90%		2027	\$46,200	1		
Motor Controllers							
Locally Mounted	100%		2025	\$56,000	5	\$200	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
LED	100%		2037	* *			
Egress Lighting							
Emergency, Battery	50%		2022	\$12,200	10	\$2,200	
Exit, Service	50%		2022	\$3,000	1		
Exterior Lighting							
HID	100%		2022	\$83,800	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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Electricity	5%	2057	* *	1		
Natural Gas	95%	2047	* *	1		
Conversion Equipment						
Radiant Heater	5%	2032	* *	2	\$400	
	Other Observation, Extent : Location : Various Locatio Explanation : Multiple Uni	ns	: 10%			
Steam Boiler	95%	2040	* *	1	\$17,100	
	Other Observation, Extent : Location : Basement Explanation : 2 Natural Ga					
Distribution Central Plant Steam Piping/Pmp	100%	2037	* *	4	\$900	

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

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

Asset #: 1971

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Convector/Radiator	100% On Extended Li	fe, Extent : Moderate, A	2025 rea Affect	\$90,800 ted : 100%	1	\$5,900	
	Location : Th	roughout					
Air Conditioning							
Energy Source	1000/		20.42				
Electricity	100%		2043	* *	1		
Conversion Equipment	<b>7</b> 0 /		2022	ע ע	2	<b>#100</b>	
Exterior Pkg Unit -	5%		2032	* *	2	\$100	
Cooling	200/		2025	Φ10 C00	1		
Window/Wall Unit	30%		2025	\$10,600	1		
No Component	65%						
Terminal Devices	50/		2022	* *	1	¢200	
Fan Coil - 2 Pipe	5%		2032		1	\$300	
No Component Ventilation	95%						
Distribution							
Distribution  Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,100	
Exhaust Fans	10070		LIFE		2-3	\$10,100	
Roof	100%		2032	* *	2	\$600	
Plumbing	10070		2032			φοσο	
H/C Water Piping							
Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger	10070		2037				
Steam Fired	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	* *			
	Other Observat	ion, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: B -	2					
	Explanation :	One Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2047	* *	1-2	\$5,100	
	=	reventer, Extent : Light, A	Area Affe	cted : 100%			
	Location : Ba	sement					

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

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

Page: 236

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 : 22-Jun-2017 Landmark Status : NONE

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

Block : 2865 Lot : 49 BIN : 2090448

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$240,800
Interior Architecture	\$151,900	\$45,700
Electrical		\$750,200
Mechanical		\$88,700
Total	\$151,900	\$1,125,400
Importance Code A		\$240,800
Importance Code B	\$151,900	\$884,600
Total	\$151,900	\$1,125,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$129,600			
Interior Architecture	\$86,000			\$13,600
Electrical	\$18,700	\$6,300	\$14,700	\$6,700
Mechanical	\$86,000	\$11,000	\$18,500	\$11,000
Site Pavements	\$800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$331,000	\$27,100	\$43,000	\$41,200
Importance Code A	\$132,700	\$3,200	\$3,200	\$3,200
Importance Code B	\$149,000	\$23,900	\$39,900	\$37,900
Importance Code C	\$49,200			
Total	\$331,000	\$27,100	\$43,000	\$41,200



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

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

Asset #: 50

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding		Now	\$23,500	2058	**			
		-	ents, Extent : Seve					
			Rwl, W Mount Ede				0.72.200	
Masonry: Brick	60%		\$32,100	LIFE	**	5	\$53,300	
	_		tent : Moderate, Ai		ted : 1%			
			Parapet Walls At S					
			lerate, Area Affecte t Eden Avenue	ea : 5%				
W: 1 W-11			i Euen Avenue	2049	* *		\$126,600	
Window Wall	38%	<u> </u>		2048		5	\$126,600	
Windows Aluminum	100%	0-2	\$16,100	2044	* *	5	\$9,600	
Alummum			ts, Extent : Modera		Affected · 1%	3	\$2,000	
	-		r Common Room	110, 11100	Typected : 170			
	Glazing B	roken/Crac	ked, Extent : Mode	erate. Are	a Affected : 1%			
	_		r Common Room	,	33			
Parapets								
Concrete Masonry Unit	70%	2-4	\$32,300	LIFE	* *	5	\$3,500	
·	Diagonal	Cracks, Ex	tent : Moderate, Ar	rea Affect	ted : 5%			
	Location	n : Through	out					
Masonry: Brick	20%	Now	\$25,600	LIFE	* *	5	\$900	
	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 3%			
	Location	n : Southwe	st Stair Tower, Scu	ppers Th	roughout			
			xtent : Severe, Ared					
			st Stair Tower, Scup					
			d, Extent : Moderat	te, Area A	Affected : 1%			
			st Stair Tower					
Metal Panel	10%	1		2048	* *	5	\$1,700	
Roof	0.50/			2022		10	<b>0.61.000</b>	
Modified Bitumen	95%			2033	* *	10	\$61,000	
Traffic Topping	5%	l		2033		10	\$5,300	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
terior	10070			LIII				
Floors								
Cast in Place Concrete	10%	ı		LIFE	* *	5	\$45,300	
Ceramic Tile	5%			2037	* *	5	\$5,200	
Vinyl Tile	85%		\$14,900	2033	* *	3	\$33,000	
•			tent : Moderate, Ai		ted : 5%		•	
		n : First Flo						
			Extent: Moderate	e, Area Aj	ffected : 5%			
		n : First Flo						
		-	ent : Moderate, Are	a Affecte	ed: 2%			
	Location	n : First An	d Fifth Floor					

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

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

Asset #: 50

Architecture		Current Repair		<b>Future Replacement</b>		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nterior									
Interior Walls									
Concrete Masonry Unit	30%			LIFE	* *	5	\$33,900		
		etration, E. : Bulkhead	xtent : Moderate, A ds	rea Affeo	cted : 5%				
Glass: Single Pane	10%			LIFE	* *	5	\$21,200		
Gypsum Board	15%	0-2	\$1,800	LIFE	* *	5	\$12,700		
	Loose/Del	am Surface	e, Extent : Moderat	e, Area A	ffected : 5%				
	Location	: First Flo	por						
	Recent Re	pair Evider	nt, Extent : Light, A	rea Affec	cted : 2%				
	Location	: First Flo	oor						
Masonry: Brick	45%			LIFE	* *	10	\$19,100		
Ceilings									
AcousTileSusp.Lay-In	2%			2033	* *	5	\$2,100		
			ents, Extent : Mod	erate, Ar	ea Affected : 1%				
	Location	: Kitchen,	Not In Use						
Exposed Concrete	63%			LIFE	* *	5-10	\$82,200		
Gypsum Board	35%			LIFE	* *	5-10	\$125,600		
Site Enclosure									
Fence/Gates									
Chain link	15%			2038	* *				
Iron Picket	85%			2048	* *				
			xtent : Moderate, A	rea Affe	cted : 85%				
	Location	: W Mt Ea	len Avenue						
Retaining Walls									
Cast in Place Concrete	100%			2048	* *				
Site Pavements									
Public Sidewalk	. ممد د			•					
Cast in Place Concrete	100%			2033	* *				
On-Site Walkways									
Cast in Place Concrete	95%			2033	* *				
Pavers/Stone	5%			2031	* *				
Parking/Driveway									
Asphalt	100%	4+	\$800	2031	**				
	_	_	Extent : Light, Are	ea Affecte	ed : 10%				
	Location	: Through	out						

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estima FY	nted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent: I	Light, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Two 800 Amp	eres Main Disconnect Swite	ch			

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

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

Asset #: 50

Electrical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%	2038	* *	5	\$300		
Raceway	1000/	2020	* *	1			
Conduit Panelboards	100%	2038		1			
Molded Case Bkrs	100%	2036	* *	5	\$1,700		
Wiring	10070	2030			ψ1,700		
Thermoplastic	100%	2038	* *	1			
Motor Controllers							
Locally Mounted	100%	2033	* *	5	\$400		
Ground							
Grounding Devices	1000/			_			
Generic	100%	LIFE	* *	5	\$1,900		
	Other Observation, Extent : Light, Area	Affected	: 30%				
	Location : At Water Main						
Stand-by Power	Explanation: Corrosion						
Transfer Switches							
Automatic	100%	2033	* *	1	\$20,000		
Generators							
Diesel	100%	2031	* *	1	\$25,200		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Generator Room						
D	Explanation: One 125 Kva DMT Gen	set					
Batteries Lead/Acid	100%	2021	\$1,500	5	\$2,400		
Fuel Storage	100%	2021	\$1,300	3	\$2,400		
Day Tank	100%	2036	* *	5	\$12,100		
Day Tank	Other Observation, Extent : Light, Area		: 100%	3	Ψ12,100		
	Location : Basement	55					
	Explanation: One 250 Gallon Tank						
Lighting							
Interior Lighting							
Fluorescent	35%	2028	\$373,400	10	\$20,900		
Incandescent	5%	2028	\$53,300	2	\$100		
LED	60%	2033	* *				
Egress Lighting Emergency, Service	50%	2028	\$16,000	1			
Exit, Service	50%	2028	\$10,000	1 1			
Exterior Lighting	3070	2020	φ10,000	1			
HID	20% Now \$9,800	2028	\$49,000				
	Damaged Fixtures, Extent: Moderate, A						
	Location: Exterior Canopy						

Alarm

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

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

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

Asset #: 50

Electrical	Currer	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2028	\$39,300	1	\$4,900	
Fire/Smoke Detection							
No Component	65%						
Generic, Analog	35%		2028	\$235,200	1-3	\$14,400	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Electricity	1%		2048	* *	1		
Natural Gas	99%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	99%		2033	* *	1	\$31,800	
	Other Observation, Location: Baseme	_	Affected	: 100%			
	Explanation: 2 Ur	nits					
Radiant Heater	1%		2028	\$10,800	2	\$300	
	Other Observation, Location: 1st Floo Explanation: 2 El		Affected	: 1%			
Distribution							
Hot Wtr Piping/Pump	75%		2036	* *	4	\$3,600	
Hot Wtr Piping/Pump	25% Now	\$23,700	2053	* *	4	\$800	
	Other Observation,	Extent : Light, Area	Affected	: 25%			
	Location: Baseme	ent					
	Explanation : 1 Of	<sup>c</sup> 4 Hot Water Circul	ating Pu	mps Is Missing			
Terminal Devices							
Convector/Radiator	98%		2033	* *	1	\$20,600	
Fan Coil Unit/Heat	2%		2028	\$18,200	1	\$400	
	Other Observation,						
	Location : Baseme	ent B14. 1st Floor Lo	ocker Ro	om And Maintenan	ice Office	?	
	Explanation: 3 Ur	nits					
Air Conditioning							
Energy Source							
Electricity	50%		2044	* *	1		
Natural Gas	50%		2048	* *	1		

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

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

Asset #: 50

Mechanical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%		2033	* *	2	\$1,200	
	Other Observation, I		a Affected	! : 100%			
	Location : 5th Floo Explanation : 4 Un Units Are Not Fund	its On The Roof Are	e Not In S	ervice Because Th	ermosta	ts Controling The	
Window/Wall Unit	70%	noning.	2023	\$88,700	1		
Distribution	7070		2023	Ψ00,700			
Ductwork/Diffusers	30%		LIFE	* *	2	\$31,700	
No Component	70%						
Ventilation Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,400	
Exhaust Fans	10070		EII E			Ψ27,100	
Roof	85%		2033	* *	2	\$1,700	
Roof	15% Now	\$15,100	2038	* *	2	\$200	
	Unit Inoperable, Ext Location : Roof		ffected : 1	100%			
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2041	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2038	* *	4	\$6,400	
	Other Observation, E Location : Basemen	=	Affected :	100%			
	Explanation : Heat	Exchanger Built In	to Boiler				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	90%	<b>0.10 -</b> 0.0	LIFE	* *	1		
Cast Iron	10% Now	\$12,700	LIFE	* *	I		
	Broken, Extent : Mod Location : Outside			Right And Loft Si	do		
Sump Pump(s)	Locuiton . Ouiside	1 crimeter Of Batta	ing Duck,	rigiii riiu Leji Sii	uc		
Non-Submersible	100%		2028	\$9,300	4	\$2,100	
Sewage Ejector(s)	100/0		2020	Ψ2,500	7	Ψ2,100	
Electric	100%		2028	\$17,500	4	\$3,900	
Vertical Transport			. – -	, - , , - 30	-	4-7-30	
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, I	Extent : Moderate, A	Area Affec	eted : 100%			
	Location: B-5						
	Explanation: 1 Of	2 Elevators Not In	Service, N	lot Commissioned			
Fire Suppression							
Sprinkler	1000/		2049	* *	1.2	¢10 200	
Generic	100%		2048	-1· · ·	1-2	\$18,200	

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

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

Page: 242

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

Asset #: 50

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Chemical System				
No Component	99%			
Generic	1%	2023	1-3	
	Other Observation, Extent : Light, Area	Affected: 1%		
	Location: 1st Floor Kitchen			
	Explanation: Not In Use			
	kitchen Used As Storage.			

Page: 243

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : NELSON AVE FAMILY RESIDENCE

Address : 1605 NELSON AVENUE @ FEATHERBED LANE

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 24-Jun-2014 Landmark Status : NONE

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

Block : 2876 Lot : 55 BIN : 2008816

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$97,600	\$197,700
Interior Architecture	\$492,600	\$574,600
Electrical		\$2,657,300
Mechanical		\$181,400
Total	\$590,200	\$3,611,100
Importance Code A	\$97,600	\$197,700
Importance Code B	\$296,100	\$3,306,400
Importance Code C	\$196,500	\$107,000
Total	\$590,200	\$3,611,100

\$42,100	\$23,100	\$24,200	\$17,800
\$10,300	\$10,500	\$28,100	\$10,300
\$52,400	\$33,600	\$52,400	\$28,100
\$20,800	\$27,000	\$27,300	\$16,800
\$7,400	\$6,600	\$7,200	\$7,400
\$24,200			\$3,900
		\$17,900	
FY 2019	FY 2020	FY 2021	FY 2022
	\$24,200 \$7,400 \$20,800 <b>\$52,400</b> \$10,300	\$24,200 \$7,400 \$20,800 \$52,400 \$10,300 \$10,500	\$17,900 \$24,200 \$7,400 \$20,800 \$27,000 \$27,300 \$52,400 \$10,300 \$10,500 \$17,200 \$27,300 \$27,300 \$28,100



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

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

Asset #: 3011

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
vstem Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
Exterior Walls							
Masonry: Brick	95%		LIFE	* *	5	\$151,600	
	Recent Repair Ev Location : Thro	ident, Extent : Light, ughout	Area Affec	ted : 66%			
Masonry: Limestone	5%		LIFE	* *	5	\$6,000	
Windows							
Aluminum	95%		2041	* *	5	\$35,700	
Metal Clad	5% 2-4	\$97,600	2050	* *	5	\$5,900	
	Bent/Warped Eler Location : Stair	nents, Extent : Moder s	rate, Area A	Affected : 25%			
	Deteriorated Fini Location : Stair	ish, Extent : Moderate s	e, Area Affe	ected : 50%			
	Thermally Ineffication: Stair	ient, Extent : Modera s	te, Area A <u>f</u>	fected : 50%			
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$4,400	
	Recent Replace E Location : Thro	vident, Extent : Light ughout	, Area Affe	cted : 100%			
Masonry: Brick	90%		LIFE	* *	5	\$10,200	
		vident, Extent : Light ughout		cted : 100%	C	Ψ10 <b>,2</b> 00	
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Roof							
Modified Bitumen	95% Recent Replace E Location : Thro	vident, Extent : Light ughout	2035 , Area Affe	* * cted : 100%	10	\$46,100	
Skylight, Metal/Glass	5%		2055	* *	10	\$8,100	
Skylight, Wetar Glass	-	vident, Extent : Light its Throughout		cted : 100%	10	φο,100	
erior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$17,000	
Ceramic Tile	20% Now	\$120,200	2034	* *	5	\$15,500	
	_	ing, Extent : Severe, A	Area Affect	ed: 30%			
	Location: Thro	ugnout					
Quarry Tile	15%		2038	* *	5	\$35,000	
Vinyl Tile	20%		2025	\$263,700	3	\$15,500	
Wood	40%		2040	* *	5	\$116,500	
Interior Walls							
Ceramic Tile	10% 0-2 Cracking/Crumbl	\$196,500 ing, Extent : Light, A	2034 rea Affecte	* * d : 10%	5	\$17,800	
	Location : Thro		-				
Concrete Masonry Unit	10%		LIFE	* *	5	\$14,300	
Gypsum Board	50%		LIFE	* *	5	\$107,000	
Masonry: Fieldstone	10%		LIFE	* *	2	\$107,000	
1.1 5111 . 1 101000110	20%		LIFE	* *			

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

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

Asset #: 3011

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	75%	Now	\$117,600	LIFE	* *	5	\$145,600	
	Location Water Pen	: Through	xtent : Light, Area	55				
Plaster	Cracking/ Location Water Pen	: Through	xtent : Light, Area	55		5	\$19,400	

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment	1000/	2015	* *	_	<b>#</b> 400	
Fused Disc Sw	100%	2045		5	\$400	
	Other Observation, Extent : Mod Location : Electrical Room	ierate, Area Affectea :	100%			
		ital Datad @ 900 Amm				
Ci4-1/ Ci4-1-11	Explanation : Main Service Sw	лісн <b>к</b> аіва © 800 Атр	eres			
Switchgear / Switchboard Fused Disc Sw	100%	2045	* *	5	\$400	
Raceway	10070	2043			Ψ+00	
Conduit	100%	2045	* *	1		
Panelboards	10070	2013		-		
Molded Case Bkrs	70%	2041	* *	5	\$1,900	
Molded Case Bkrs	30%	2033	* *	5	\$800	
Wiring					*	
Thermoplastic	100%	2045	* *	1		
Motor Controllers						
Locally Mounted	100%	2038	* *	5	\$700	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	
	Other Observation, Extent : Mod	derate, Area Affected :	100%			
	Location : Water Main					
	Explanation : Main Water Pipe	?				
Lighting						
Interior Lighting	050/	2025	1 (10 200	10	¢00.400	
Fluorescent	95%		1,618,300	10	\$90,400	
	Other Observation, Extent : Mod Location : Throughout The Bu		100%			
	Explanation: Lamp T-12, Cfl	nuing				
Incandescent	5%	2025	\$85,200	2	\$100	
Incandescent	370	2023	\$63,200		\$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.

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

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

Asset #: 3011

Electrical	Current Ro	epair F	utur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%	20	)25	\$25,500	1		
Exit, Service	50%	20	)25	\$17,300	1		
Exterior Lighting							
HID	100%	20	)35	* *	10	\$300	
Alarm							
Security System							
No Component	30%						
Generic	70%	20	25	\$219,500	1	\$27,100	
	Other Observation, Ex	tent : Moderate, Area	Affe	cted : 100%			
	Location: Throughout	ut The Building					
	Explanation: CCT	V Surveillance Systen	n				
Fire/Smoke Detection							
No Component	40%						
Generic, Analog	60%	20	25	\$643,900	1-3	\$39,500	

Mechanical	chanical Current Repair		re Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2035	* *	1		
Conversion Equipment						
Steam Boiler	100%	2030	* *	1	\$102,800	
	Other Observation, Ext	tent : Light, Area Affecte	d: 100%			
	Location : Boiler Roc	om				
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	100%	2035	* *	4	\$7,700	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2030	* *	1	\$33,500	
Air Conditioning						
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Interior Pkg Unit -	5%	2023	\$181,400	2	\$300	
Cooling						
Window/Wall Unit	5%	2020	\$10,100	1		
No Component	90%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$57,900	
Exhaust Fans						
Roof	100%	2030	* *	2	\$3,200	

Plumbing

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

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

Asset #: 3011

Mechanical	Current Re	epair Futu	ire Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2030	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2025	\$14,800	4	\$2,200	
Backflow Preventer						
Generic	100%	2030	* *	1	\$6,400	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2035	* *	1-2	\$29,100	

Page: 248

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$57,700
Interior Architecture	\$65,500	\$131,100
Electrical		\$1,173,400
Mechanical	\$48,200	\$172,600
Total	\$113,800	\$1,534,700
Importance Code A		\$57,700
Importance Code B	\$113,800	\$1,477,000
Total	\$113,800	\$1,534,700

Total	\$56,000	\$77,900	\$231,800	\$24,700
Importance Code C	\$3,000	\$1,800		
Importance Code B	\$38,400	\$70,100	\$225,800	\$20,600
Importance Code A	\$14,700	\$5,900	\$6,000	\$4,100
Total	\$56,000	\$77,900	\$231,800	\$24,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$8,800	\$32,600	\$11,400	\$6,800
Electrical	\$2,200	\$2,100	\$2,200	\$2,200
Interior Architecture	\$22,600	\$29,600	\$204,500	\$3,900
Exterior Architecture	\$10,600	\$1,800	\$1,900	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 4442

Architecture	Current Re	pair	Future	e Replacement	M		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls	0.50/			de de	_	<b>4</b>	
Masonry: Brick	95%		LIFE	* *	5	\$57,700	
	Recent Repair Evident, Location : Throughou	_	rea Affec	ted : 66%			
Masonry: Limestone	5%		LIFE	* *	5	\$2,300	
Windows						-	
Aluminum	95%		2041	* *	5	\$3,900	
Steel	5% 0-2	\$10,600	2050	* *	5	\$1,300	
	Deteriorated Finish, Ex Location : Stairs			ected : 50%		4-,4-0	
	Thermally Inefficient, E Location : Stairs	Extent : Moderate	, Area Af	fected : 50%			
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,200	
	Recent Repair Evident, Location : Throughou	_	rea Affec	ted : 66%			
Masonry: Brick	85%		LIFE	* *	5	\$2,700	
Ž	Recent Repair Evident, Location: Throughou			ted : 66%		<b>,</b> 7, 1	
Metal Rail	5%		2030	* *	5-10	\$2,900	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,000	
Roof							
Modified Bitumen	95%		2035	* *	10	\$24,600	
	Recent Replace Evident Location : Throughou		Area Affe	cted : 100%		·	
Skylight, Metal/Glass	5%		2045	* *	10	\$4,300	
terior						. , ,	
Floors							
Carpet	25%		2021	\$196,800	3	\$23,200	
Cast in Place Concrete	10%		LIFE	* *	5	\$13,500	
Ceramic Tile	10%		2040	* *	5	\$6,200	
Ceranic The	Recent Replace Evident Location : Throughou			cted : 100%	3	ψ0,200	
Quarry Tile	5% Now	\$17,700	2038	* *	5	\$2,300	
Quality The	Cracking/Crumbling, E Location: Kitchen			fected : 25%	3	Ψ2,300	
Vinyl Tile	25% Now	\$65,500	2030	* *	3	\$5,800	
•	Cracking/Crumbling, E Location : Elevator Lo	xtent : Moderate	, Area Afj	fected : 40%		4-7	
	Poor Subfloor Evident, Location : Corridors			Affected : 25%			
Vinyl Tile	25%		2025	\$131,100	3	\$7,700	
				,		* - )	

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

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

Asset #: 4442

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$3,700	
	-	lace Evide : Through	nt, Extent : Light, . out	Area Affe	ected : 100%			
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,000	
Gypsum Board	55%			LIFE	* *	5	\$24,400	
Plaster	25%			LIFE	* *	5	\$5,500	
Plaster	5%	Now	\$3,000	LIFE	* *	5	\$1,100	
		O	ents, Extent : Seve r Server Room	re, Area 1	Affected : 25%			
Ceilings								
AcousTileSusp.Lay-In	80%			2030	* *	5	\$49,400	
Gypsum Board	20%			LIFE	* *	5	\$15,400	

Electrical	Curre	nt Repair	<b>Future Replacement</b>		Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2045	* *	5	\$200	
	Other Observation	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Elect	rical Room					
	Explanation : M	ain Service Protector	Rated 80	0 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	50%		2045	* *	5	\$100	
Molded Case Bkrs	50%		2045	* *	5	\$600	
Raceway							
Conduit	80%		2045	* *	1		
Conduit	20%		2025	\$10,300	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	
	Other Observation	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Bases	ment					
	Explanation : M	ain Water Pipe					

Lighting

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

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

Asset #: 4442

Electrical	Current Repa	ir Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	98%	2025	\$663,700	10	\$37,100	
	Other Observation, Exten	Other Observation, Extent : Moderate, Area Affected : 100%				
	Location: Throughout T	The Building				
	Explanation: Using T-8	And T-12 Lamps				
Incandescent	2%	2025	\$13,500	2		
Egress Lighting						
Emergency, Service	50%	2025	\$10,100	1		
Exit, Service	50%	2025	\$6,900	1		
Exterior Lighting						
HID	100%	2025	\$158,400	10	\$100	
Alarm		_				
Fire/Smoke Detection						
No Component	30%					
Generic, Analog	70%	2025	\$304,000	1-3	\$18,700	

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2035	* *	1		
Conversion Equipment							
Steam Boiler	100%		2030	* *	1	\$40,900	
		Extent : Light, Area	Affected	: 100%			
	Location: Boiler	Room					
	Explanation: 1 U	Init					
Distribution							
Central Plant Steam	100%		2035	* *	4	\$3,100	
Piping/Pmp							
Terminal Devices							
Air Handler	20%		2025	\$108,500	1	\$5,100	
Convector/Radiator	80%		2030	* *	1	\$10,700	
Air Conditioning							
Energy Source							
Electricity	100%		2033	* *	1		
Conversion Equipment							
Window/Wall Unit	60%		2020	\$48,200	1		
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,000	
Exhaust Fans							
Roof	100%		2025	\$64,100	2	\$1,300	

Plumbing

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

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

Asset #: 4442

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	90%	2035	* *	1		
Galvanized Steel	10%	2030	* *	1		
Water Heater						
Gas Fired	100%	2020	\$23,500	2	\$600	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation : 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	90%	LIFE	* *	1		
Plastic/PVC	10%	2038	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2025	\$6,000	4	\$900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L Location : B-6	ight, Area Affected	: 100%			
	Explanation: 2 Units, 1 Uni	it Not In Service				
Fire Suppression	-					
Sprinkler						
Generic	100%	2035	* *	1-2	\$11,600	
Chemical System						
Generic	100%	2020	\$1,900	1-3	\$3,700	

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : PAMOJA HOUSE

Address : 357 MARCUS GARVEY BLVD.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1649 Lot : 1 BIN : 3045367

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$6,570,600	\$1,400,700		
Interior Architecture	\$6,110,400	\$504,400		
Electrical	\$2,221,600	\$1,803,200		
Mechanical	\$603,100	\$1,722,200		
Total	\$15,505,700	\$5,430,500		
Importance Code A	\$6,686,000	\$1,459,600		
Importance Code B	\$7,852,500	\$3,881,800		
Importance Code C	\$967,200	\$89,200		
Total	\$15,505,700	\$5,430,500		

Total	\$147,600	\$71,900	\$101,100	\$160,700
Importance Code C	\$33,100			
Importance Code B	\$110,900	\$49,400	\$78,600	\$123,300
Importance Code A	\$3,600	\$22,500	\$22,500	\$37,400
Total	\$147,600	\$71,900	\$101,100	\$160,700
Mechanical	\$62,700	\$50,000	\$80,400	\$89,600
Electrical	\$15,200	\$22,000	\$20,700	\$45,900
Interior Architecture	\$66,000			\$12,800
Exterior Architecture	\$3,600			\$12,500
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

rchitecture	Current Repair	Future Replacement	М	aintenance	
rstem Component Type	% of Fail Date Estimated Co Total (Years)	year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast Stone/Terra Cotta	5% Now \$513,70 Cracking/Crumbling, Extent: Severe Location: Throughout Jnt Mortar Miss/Erod, Extent: Light Location: Throughout	e, Area Affected : 30%	5	\$142,000	1
Masonry: Brick	90% Now \$2,956,30 Cracking/Crumbling, Extent: Mode Location: Throughout Water Penetration, Extent: Moderat Location: Throughout	rate, Area Affected : 10%	5	\$327,100	
Masonry: Sandstone	5% Now \$78,10 Jnt Mortar Miss/Erod, Extent : Light Location : Throughout		5	\$13,600	
Windows		0 2042 **			
Aluminum	95% Now \$389,20 Air Infiltration, Extent: Light, Area Location: Throughout Ctrwt/Balnc Not Funct, Extent: Light Location: Throughout	Affected : 10%	5	\$11,600	
Metal Louvers	5% Now \$3,60 Corrosion/Rusting, Extent : Light, A. Location : Throughout				
Parapets					
Cast Stone/Terra Cotta	2% Now \$47,70 Cracking/Crumbling, Extent : Light, Location : Throughout		5	\$14,600	
Copper/Terne	2% Now \$48,50 Broken/Missing Elements, Extent: L Location: Throughout Cracking/Crumbling, Extent: Light, Location: Throughout	ight, Area Affected : 10%	5	\$4,500	
Masonry: Brick	90% Now \$1,462,50 Cracking/Crumbling, Extent: Light, Location: Throughout		5	\$84,600	
Masonry: Granite	3% Now \$64,50  Jnt Mortar Miss/Erod, Extent: Light Location: Throughout		5	\$3,500	
Metal Panel	3% Now \$65,00 Deformed/Dented, Extent: Moderate Location: Throughout		5	\$5,500	

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

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

Architecture	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Roof	500/ NI	¢205.700	2020	* *			
Asphalt Shingle	50% Now Cracking/Crumbling, Ex Location: Throughout Water Penetration, Exten			fected : 30%			
	Location: Throughout						
Metal Panel	7% Now Deformed/Dented, Exten Location : Throughout	\$98,400 t : Moderate, Ar	2032 ea Affect	* * ted : 30%			
Modified Bitumen	35% Now Gut/DS Non Func/Miss, Location: Throughout Water Penetration, Exten Location: Throughout						
Single Ply Membrane	3%		2032	* *	10	\$12,500	
Skylight, Metal/Glass	5% Now Deformed/Dented, Exten Location: Throughout	\$307,000 t : Light, Area Aj	2037	**		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
nterior							
Floors Cast in Place Concrete	50% 0-2 Cracking/Crumbling, Ex Location: Throughout	\$88,400 tent : Light, Area	LIFE Affected	* * d : 10%	5	\$372,600	
Ceramic Tile	10% 0-2 Cracking/Crumbling, Ex Location: Throughout	\$33,000 tent : Light, Area	2030 Affected	* * d : 10%	5	\$17,000	
Vinyl Tile	30% Now Adhesion Failure, Extent Location: Throughout Broken/Missing Element. Location: Throughout				3	\$38,300	
Wood	10% Now Broken/Missing Element. Location: Second And Dry Rot/Decay, Extent: Location: Second And Split/Cracked, Extent: M Location: Second And	Third Floors Moderate, Area Third Floors Ioderate, Area A	Affected	: 25%	5	\$31,900	

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

Asset #: 1975

Architecture	Current Repair	Future Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior					
Interior Walls	100/ Ni \$146.700	2020 **	_	¢12 200	
Ceramic Tile	10% Now \$146,700 Cracking/Crumbling, Extent: Light, An	2030	5	\$13,300	
	Location: Throughout	cariffeetea : 2070			
Concrete Masonry Unit	15% 0-2 \$88,600	LIFE **	5	\$16,000	
•	Cracking/Crumbling, Extent: Light, An	rea Affected : 10%			
	Location: Throughout				
Gypsum Board	15% Now \$33,100	LIFE **	5	\$24,000	
	Cracking/Crumbling, Extent: Moderat Location: Throughout	e, Area Affected : 10%			
Masonry: Brick	10% Now \$310,900	LIFE **			
Masonry. Brick	Cracking/Crumbling, Extent: Moderat				
	Location : Throughout	JJ			
	Water Penetration, Extent: Moderate,	Area Affected : 30%			
	Location: Throughout				
Plaster	45% Now \$383,900	LIFE **	5	\$35,900	
	Cracking/Crumbling, Extent: Moderat Location: Throughout	e, Area Affected : 50%			
	Paint Peeling, Extent: Moderate, Area	Affected: 60%			
	Location : Throughout	<u>-</u> ,,,			
Wood	5% 0-2 \$37,000	LIFE **	5	\$53,300	
	Deteriorated Finish, Extent : Light, Are	ea Affected : 10%			
- W	Location: Throughout				
Ceilings Exposed Struc: Steel	40% Now \$2,865,200	LIFE **			
Exposed Struc. Steel	Water Penetration, Extent: Light, Area				
	Location : Throughout	- 4,,			
Exposed Struc: Wood	40% Now \$427,000	LIFE **			
•	Water Penetration, Extent : Light, Area	Affected: 10%			
	Location : Throughout				
Plaster	20% Now \$446,400	LIFE **	5	\$42,600	
	Broken/Missing Elements, Extent: Mod Location: Throughout	lerate, Area Affected : 50%			
	Water Penetration, Extent: Moderate, A	Area Affected : 15%			
	Location: Throughout				

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

Under 600 Volts

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

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

Asset #: 1975

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	25%	2027	\$19,600	5	\$200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	cted : 100%			
	Explanation: One 600 Amperes Main	Disconn	ect Switch			
Molded Case Bkrs	50%	2027	\$39,200	5	\$3,000	
Worded Case Bris	Other Observation, Extent : Moderate, A		·	3	\$5,000	
	Location: Electrical Room	irea rijje	cica : 10070			
	Explanation: Two 600 Amperes Main	Disconn	ect Switch			
Molded Case Bkrs	25%	2027	\$19,600	5	\$1,500	
Worded Case Bkrs	Other Observation, Extent : Moderate, A			3	\$1,300	
	Location: Electrical Room	<i>Атеи Ајје</i>	ciea . 100/0			
	Explanation: One 400 Amperes Main	Disconn	act Switch			
Switchgear / Switchboard	Explanation . One 400 Amperes Muin	Disconn	eci Swiich			
Fused Disc Sw	75%	2027	\$256,100	5	\$700	
Molded Case Bkrs	25%	2027	\$85,400	5	\$1,500	
Raceway	2570	2027	\$65,400		\$1,500	
Conduit	100%	2027	\$389,500	1		
Panelboards	10070	2021	\$307,300	1		
Fused Disc Sw	10%	2026	\$35,800	5	\$500	
Molded Case Bkrs	90%	2026	\$322,300	5	\$5,400	
Wiring	7070	2020	\$322,300		Ψ5,π00	
Braided Cloth	60% 2-4 \$360,000	2052	* *	1		
Braided Cloth	Insulation Aged, Extent: Moderate, Are		od · 100%	1		
	Location: Throughout The Building	a rijjeere	a.10070			
Thermoplastic	40%	2027	\$240,000	1		
Motor Controllers						
Locally Mounted	100%	2025	\$170,400	5	\$1,500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,300	
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$67,400	1	\$69,500	
Generators						
Diesel	100% Now \$523,300	2042	* *	1	\$78,700	
	Not in Service, Extent : Severe, Area Aff Location : Generator Room					
	Other Observation, Extent: Severe, Are	a Affecte	d : 100%			
	Location: Generator Room					
	Explanation: One 100 Kw					
Batteries						
Lead/Acid	100%	2019	\$1,500	5	\$8,400	
2000/11010	100/0	2017	Ψ1,500		ψ0,100	

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

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

Asset #: 1975

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power							
Fuel Storage							
Main Tank	100%		2030	* *	5	\$6,700	
	Other Observation, Ex		ea Affe	cted : 100%			
	Location : Basement						
· ·	Explanation : One 2	75 Gallons					
Lighting							
Interior Lighting	0.50/	,	2025	* *	10	Φ1 <b>77</b> 400	
Fluorescent	85%		2035		10	\$177,400	
	Other Observation, Ex		ea Affe	cted : 100%			
	Location: Througho	_					
	Explanation: T-8 La						
HID	10%		2022	\$55,600	10	\$700	
Incandescent	5%		2022	\$186,800	2	\$300	
Egress Lighting							
Emergency, Service	10%		2022	\$11,200	1		
Emergency, Service	50%		2035	* *	1		
Exit, Service	30%		2022	\$22,700	1		
Exit, Service	10%		2035	* *	1		
Exterior Lighting							
HID	100%		2022	\$851,200	10	\$700	
Alarm							
Security System							
No Component	90%						
Generic	10%		2035	* *	1	\$8,400	
Fire/Smoke Detection							
No Component	90%						
Generic, Analog	10%	2	2022	\$233,400	1-3	\$14,300	

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Fuel Oil No 2	40%			2037	* *	5	\$28,200	
Natural Gas	60%			2047	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$115,500	2032	* *	1	\$202,900	
	Corroded,	Extent : Mo	oderate, Area Affec	ted: 209	%			
	Location	: Boilers						
	Other Obse	ervation, Ex	ctent : Light, Area	Affected	: 40%			
	Location	: Boiler Ro	om					
	Explanat	ion : 2 Unit	s					

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

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

Asset #: 1975

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Distribution Central Plant Steam Piping/Pmp		Now	\$73,600	2037	* *	4	\$11,200	
		ps Faulty, I : Through	Extent : Severe, Are out	ea Affecte	d : 15%			
Terminal Devices Air Handler	Unit Inope	Now rable, Exte : Basemen	\$119,700 ent : Severe, Area A	2027 Effected :	\$1,197,100 20%	1	\$50,700	
Convector/Radiator	Damaged,	Now Extent : M : Through	\$91,900 Toderate, Area Affe out	2032 cted : 109	**	1	\$39,700	
Air Conditioning Conversion Equipment Exterior Pkg Unit -	15%			2037	* *	2	\$2,100	
Cooling	Recent Ins Location	: To Serve ervation, E	Extent : Light, Area The Kitchen Area Extent : Light, Area	Affected			¥-,	
No Component	Explanat 85%	ion : Unde	er Construction					
Distribution Ductwork/Diffusers	15%			LIFE	* *	2	\$44,400	
No Component Ventilation Distribution	85%							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$126,900	
Exhaust Fans Interior	Not in Ser		\$1,100 t : Severe, Area Aff out, Bathrooms	2027 Tected : 20	\$5,300	2	\$3,300	
Roof	40%			2027	\$19,400	2	\$2,800	
Plumbing H/C Water Piping Galvanized Steel	Corroded,	Now Extent : M : Through	\$46,700 Toderate, Area Affed out	2032 cted : 15%	**	1		
Water Heater Gas Fired	40%			2027	\$51,900	2	\$1,300	
Gas Fired Gas Fired	60%			2027	\$77,900	2	\$2,000	
HW Heat Exchanger Steam Fired	100%			2027	\$338,900	4	\$33,800	
Sanitary Piping Cast Iron	Blockage / Location	: Basemen	\$155,800 Extent : Moderate, 2		* *	1		

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

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

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100% Now	\$32,200	2037	* *	4	\$4,800	
	Unit Inoperable, E	xtent : Severe, Area A	ffected :	100%			
	Location: Basen	ient					
Fixtures							
Generic	100%						
	Obsolete Fixtures,	Extent : Severe, Area	Affected	: 100%			
	Location: Throu	ghout					
Fire Suppression							
Standpipe							
Generic	100%		2047	* *	1-5	\$114,800	
Sprinkler							
Generic	100%		2047	* *	1-2	\$63,800	
Fire Pump							
Generic	100%		2030	* *	1	\$42,500	

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,124,300	\$372,600		
Interior Architecture	\$139,600	\$656,400		
Electrical	\$253,800	\$324,800		
Mechanical	\$43,200	\$1,370,600		
Total	\$1,560,900	\$2,724,400		
Importance Code A	\$1,124,300	\$372,600		
Importance Code B	\$436,600	\$2,351,800		
Total	\$1,560,900	\$2,724,400		

Total	\$112,800	\$74,900	\$108,400	\$68,600
Importance Code C	\$5,900			
Importance Code B	\$63,200	\$54,800	\$49,400	\$48,500
Importance Code A	\$43,700	\$20,100	\$59,000	\$20,100
Total	\$112,800	\$74,900	\$108,400	\$68,600
Mechanical	\$52,500	\$55,600	\$65,100	\$64,100
Electrical	\$17,400	\$4,100	\$4,500	\$4,500
Interior Architecture	\$19,300	\$15,200		
Exterior Architecture	\$23,600		\$38,800	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 4453

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	0.00/				de de	_	<b>#201 7</b> 00	
Masonry: Brick	90%			LIFE	* *	5	\$291,700	
Masonry: Brick	3%	amation E	Extent : Moderate, A	LIFE	, ,	5	\$9,700	
	Location	: Upper W	all Facing Roof	н <i>ге</i> и Аује	ciea . 100%			
		ion : Stucc	o Over Brick					
Masonry: Sandstone	7%			LIFE	* *	5	\$17,000	
Windows								
Aluminum	Ctrwt/Baln	Now c Not Fun : Through	\$99,800 ct, Extent : Light, A out	2042 Area Affe	* * cted : 20%	5	\$10,900	
Parapets								
Copper/Terne	10%			2061	* *	5	\$40,500	
Masonry: Brick	Cracking/0	Now Crumbling, : Through	\$448,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$71,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$26,400	
Roof							•	
Asphalt Shingle	Water Pen	Now etration, E. : Through	\$222,700 xtent : Moderate, A out	2035 Area Affec	* * cted : 20%			
Copper/Terne	Water Pen	Now etration, E. : Through	\$54,400 xtent : Moderate, A out	2054 Area Affed	* * cted : 20%			
Modified Bitumen	Water Pen	Now etration, E. : Through	\$23,600 xtent : Moderate, A out	2031 Area Affed	* * cted : 20%			
Single Ply Membrane	5%			2031	* *	10	\$18,600	
Skylight, Metal/Glass	Water Pen	Now etration, E. : Through	\$299,000 xtent : Light, Area . out	2046	* *		. ,	
Interior								
Floors								
Ceramic Tile	5%			2035	* *	5	\$15,200	
Vinyl Tile	20%			2026	\$563,400	3	\$22,800	
Wood Not Accessible	20% 55%			2029	* *	5	\$113,900	
Interior Walls								
Ceramic Tile	5%			2029	* *	5	\$11,900	
Gypsum Board	10%			LIFE	* *	5	\$14,200	
Plaster Not Accessible	10% 75%			LIFE	* *	5	\$7,100	

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

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

Asset #: 4453

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,400	2031	* *	5	\$7,600	
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 5%			
	Location	: Througho	ut					
Embossed Metal	1%			LIFE	* *	5	\$1,400	
Plaster	19%	Now	\$82,600	LIFE	* *	5	\$36,100	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Througho	ut					
Not Accessible	75%							

lectrical		Current Repair		Future Replacement		Maintenance		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priori
nder 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2026	\$1,100	5	\$200	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electric						
		tion : One	400 Amperes And C	ne 200 i	Amperes Main Disc	connect S	witch	
Not Accessible	75%							
Switchgear / Switchboard								
Molded Case Bkrs	25%			2026	\$93,300	5	\$1,300	
Not Accessible	75%							
Raceway								
Conduit	25%			2026	\$106,400	1		
Not Accessible	75%							
Panelboards								
Fused Disc Sw	5%			2025	\$19,600	5	\$200	
Molded Case Bkrs	15%			2025	\$58,700	5	\$800	
Molded Case Bkrs	5%			2034	* *	5	\$300	
Not Accessible	75%							
Wiring								
Braided Cloth	20%	2-4	\$2,200	2051	* *	1		
		_	ent : Moderate, Are nout The Building	a Affecte	ed : 100%			
Thermoplastic	5%			2036	* *	1		
Not Accessible	75%							
Motor Controllers								
Locally Mounted	25%			2024	\$3,200	5	\$300	
Not Accessible	75%							
round								
Grounding Devices								
Generic	100%	0-2	\$10,400	LIFE	* *	5	\$3,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Water M	lain - Basement					
	Explana	tion : Corr	oded					

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

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

Electrical	Current Rep	air Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	2%	2031	* *	10	\$3,700			
	Other Observation, Exte Location : Lobby		cted : 100%					
	Explanation: Compact	t Fl						
Fluorescent	23%	2031	* *	10	\$42,800			
	Other Observation, Exte	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout	The Building						
	Explanation: T-8 Lam	ps						
Not Accessible	75%							
Egress Lighting								
Emergency, Service	15%	2031	* *	1				
Exit, Service	10%	2031	* *	1				
Not Accessible	75%							
Exterior Lighting								
HID	25%	2021	\$207,300	10	\$200			
No Component	75%							
Alarm								
Security System								
No Component	90%							
Generic	10%	2026	\$66,400	1	\$7,500			
Fire/Smoke Detection								
Not Accessible	75%							
Generic, Digital	25%	2031	* *	1-3	\$32,000			

Mechanical	Current Repair	Future Repla	acement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
leating							
Energy Source Interruptible Gas/Dual	100%	2046	* *	1			
Fuel	10070	2040		1			
	Other Observation, Extent : Light, Area	a Affected : 100%	ó				
	Location : Buried Under Sidewalk Or	ı 15th Street					
	Explanation: 1 4000 Gallon Tank						
Conversion Equipment							
Steam Boiler	100%	2039	* *	1	\$201,000		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Boiler Room						
	Explanation : 2 Dual Fuel Steam Boi	lers					

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

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

Asset #: 4453

Mechanical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Distribution Central Plant Steam Piping/Pmp	25%	2026	\$179,200	4	\$2,500	
r iping/r mp	On Extended Life, Extent Location: Throughout I					
Central Plant Steam Piping/Pmp	75%	2046	**	4	\$7,500	
Terminal Devices						
Air Handler	70%	2031	* *	1	\$87,800	
Convector/Radiator	30%	2024	\$895,100	1	\$19,700	
	On Extended Life, Extent Location: Throughout I	==				
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Reciprocating	70%	2031	* *	1	\$65,900	
Compr/Chiller						
Window/Wall Unit	30%	2024	\$129,600	1		
Distribution						
CW & CHW Wtr	70%	2046	* *	4	\$7,000	
Pipe/Pump						
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						
Galvanized Steel	100%	2031	* *	1		
Water Heater						
Gas Fired	100%	2024	\$126,400	2	\$3,000	
Sanitary Piping						
Cast Iron	70%	LIFE	* *	1		
Cast Iron	30%	LIFE	* *	1		
	On Extended Life, Extent					
	Location: Throughout T	The D H S Section Of Ti	he Building			

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

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

## DEPT. OF HOMELESS SERVICES - 071 PARK SLOPE ARMORY

Mechanical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% 0-2 \$	43,200 LIFE	* *	1		
	Blockage /Clogged, Extent : Se	vere, Area Affected : 50%	ó			
	Location : Scuppers And Lea	ders On The North And S	outh Sides (	Of The Bi	uilding	
	Other Observation, Extent : Li	ght, Area Affected : 100%	ó			
	Location : Around The Perim	5				
	Explanation : Aluminium Scu	, ,	rved			
Backflow Preventer						
Generic	100%	2031	* *	1	\$12,400	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent: Sev	ere, Area Affected : 100%	ó			
	Location : Throughout					
Fire Suppression						
Sprinkler						
Generic	30%	2036	* *	1-2	\$17,100	
Generic	70%	2052	* *	1-2	\$39,800	

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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-Jun-2017 Landmark Status : NONE

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

Block : 2572 Lot : 6 BIN : 2091301

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$624,200	\$336,000
Interior Architecture	\$174,900	\$115,200
Electrical		\$755,300
Mechanical		\$517,400
Site Pavements		\$44,800
Total	\$799,000	\$1,768,600
Importance Code A	\$624,200	\$336,000
Importance Code B	\$107,200	\$1,395,700
Importance Code C	\$67,700	\$36,900
Total	\$799,000	\$1,768,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$29,500		\$17,000	
Interior Architecture	\$41,100			\$24,600
Electrical	\$7,800	\$4,000	\$4,900	\$4,800
Mechanical	\$31,700	\$10,000	\$14,800	\$8,300
Site Pavements	\$29,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$143,700	\$17,900	\$40,700	\$41,600
Importance Code A	\$32,800	\$3,300	\$20,400	\$3,300
Importance Code B	\$77,100	\$14,600	\$20,300	\$38,300
Importance Code C	\$33,800			
Total	\$143,700	\$17,900	\$40,700	\$41,600



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

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

Asset #: 1948

chitecture	Current F	Repair	Futur	e Replacement	Ma	aintenance			
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
erior									
Exterior Walls		*			_				
Masonry: Brick	66% 0-2	\$176,600	LIFE	* *	5	\$58,600			
	Graffiti, Extent : Mod Location : E 142nd	terate, Area Affecte	ea : 5%						
	Int Mortar Miss/Eroa	l Frtent · Light Δ	rea Affec	ted : 15%					
	Location : Through	_	eu rijjee.	. 1370					
	Caulking Deteriorate		te, Area	Affected : 25%					
	Location : Control S								
Pre-Cast Concrete	25%		LIFE	* *	5	\$144,300			
Window Wall	9%		2048	* *	5	\$30,000			
Windows						-			
Aluminum	100% 0-2	\$322,500	2044	* *	5	\$9,600			
	-	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Through								
	Caulking Deteriorate		te, Area	Affected : 50%					
	Location: Through		A CC	. 1 200/					
	Water Penetration, Ex Location : Through		rea Affec	ctea : 30%					
Parapets	Locuion : Inrough	)ui							
Masonry: Brick	35% 0-2	\$8,900	LIFE	* *	5	\$1,600			
massing Carte	Horizontal Cracks, E.	·		cted : 5%	C	<b>\$1,000</b>			
	Location: South West Roof								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 10%								
	Location: Control.	Ioints							
Metal Panel	10%		2048	* *	5	\$1,700			
Metal Rail	35%		2041	* *	5-10	\$28,000			
No Component	20%								
Roof	450/		20.41	alle see	10	ф <b>73</b> 000			
Metal Panel	45%		2041	**	10	\$53,000			
	Deformed/Dented, Extent: Moderate, Area Affected: 5%								
	Location: South Roof Gutter								
	Vegetation Growth, Extent: Moderate, Area Affected: 5% Location: Center Roof, Gutter								
Modified Bitumen	55% Now	\$20,500	2028	\$205,300					
Modified Dituiliell		. ,		•					
	Broken/Missing Elements, Extent: Moderate, Area Affected: 5% Location: Flashing - North East Roof And South East Roof Stair								
	Recent Repair Eviden								
	Location : Through		33						
Soffits									
Cast in Place Concrete	100%		LIFE	* *	5				

Interior

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

Asset #: 1948

Architecture	Current Repair Future Replacement Maintenance							
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Floors	200/			2025	ماد ماد	_	<b>#21 100</b>	
Ceramic Tile	30%		ΦC1 500	2037	* *	5	\$31,100	
Vinyl Tile	70%		\$61,500	2033		3	\$27,200	
		เรรเทg Etem เ : Through	ents, Extent : Mode out	erate, Ar	еа Аffестеа : 15%			
		place Evide : Throuhg	ent, Extent : Light, .	Area Affa	ected : 25%			
		_	oui ctent : Moderate, A	roa Affor	etad · 2%			
			oor Corridor	геи Ајјес	ieu . 270			
			: Light, Area Affec	ted : 50%	6			
	Location	: Through	out					
Interior Walls	100/	0.2	\$6.200	LIEE	* *	_	¢5.700	
Concrete Masonry Unit	10%		\$6,300 xtent : Moderate, A	LIFE		5	\$5,700	
		etration, E. 1 : Stair I, J		rea Ajje	ciea : 5%			
Glass: Single Pane	3%			LIFE	* *	5	\$6,400	
Plaster	87%			LIFE	* *	5-10	\$104,600	
Ceilings								
Gypsum Board		Now	\$31,600	LIFE	* *	5	\$78,300	
	_	_	Extent: Moderate	_	ffected : 15%			
			nd South Ends, Stai					
			xtent : Moderate, A	rea Affe	cted : 15%			
	-	ı : North Ai	nd South Ends					
Plaster	40%			LIFE	* *	5-10	\$71,800	
Site Enclosure								
Fence/Gates	200/			2020	* *			
Chain link	20%	/Desation a F	Sutant Liabt Anag	2038				
		r Kusting, E t : Through	xtent : Light, Area .	Ајјестеа	: 30%			
F 10, 0, 1		i. Intough	Oui	LIDE	* *			
Exposed Struc: Steel	80%	E. F. G.	. M. J	LIFE				
		-	: Moderate, Area A out, Galvanized Ste					
Retaining Walls	Locuitor	i. Inrough	oui, Gaivanizea sie	eet Aune.	sion issues			
Cast in Place Concrete	100%			2063	* *			
Site Pavements	10070			2003				
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$23,000	2041	* *			
	_	Crumbling, ı : Through	Extent : Moderate	, Area Aj	ffected : 15%			
		_	oui ent : Moderate, Are	oa Affoct	ed : 10%			
		1аzara, Ехі 1 : Through		a rijjeci	. 10/0			

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

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

Asset #: 1948

Architecture	Current Rep	air	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Parking/Driveway							
Asphalt	100% 4+	\$1,300	2031	* *			
	Cracking/Crumbling, Ex	tent : Light, Are	a Affecte	d : 10%			
	Location : Throughout						
Activity Yard							
Rubber Matting	60% Now	\$5,400	2028	\$26,900			
_	Broken/Missing Element	s, Extent : Mode	erate, Are	ea Affected : 10%			
	Location : Throughout	Location: Throughout, Missing Tiles					
	Tripping Hazard, Extent	Tripping Hazard, Extent: Moderate, Area Affected: 10%					
	Location : Throughout						
Rubber Matting	40%		2023	\$17,900			

Electrical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2038	* *	5	\$200	
	Other Obse	Other Observation, Extent : Light, Area Affected : 100%						
	Location	: Electrical	Room					
	Explanati	ion : Two 12	00 Amperes Mair	ı Disconi	nect Switch			
Fused Disc Sw	30%			2038	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room						
			100 Amperes Mair	n Disconi	nect Switch			
Switchgear / Switchboard	2. q terrett		o o imperes men	. 2 1000111	icor similar			
Fused Disc Sw	100%			2038	* *	5	\$300	
Raceway								
Conduit	100%	4+	\$2,000	2038	* *	1		
	Covers Mis	ssing, Extent	: Moderate, Ared	a Affected	d: 1%			
	Location	: Basement						
Panelboards								
Fused Disc Sw	5%			2036	* *	5	\$100	
Molded Case Bkrs	95%			2036	* *	5	\$1,700	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	

Lighting

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

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

Asset #: 1948

Electrical	Current I	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Interior Lighting							
Fluorescent	10%		2028	\$110,600	10	\$6,200	
	T-8 Lamps And Fixtu Location : 2nd Floo	_	rea Affe	ected : 100%			
LED	90%		2033	* *			
Egress Lighting							
Emergency, Battery	50%		2028	\$45,400	10	\$8,100	
Exit, Battery	50%		2028	\$38,400	10	\$2,300	
Exterior Lighting							
LED	50%		2033	* *			
No Component	50%						
Alarm							
Security System							
No Component	30%						
Generic	70%		2028	\$142,500	1	\$17,600	
Fire/Smoke Detection							
No Component	40%						
Generic, Analog	60%		2028	\$418,300	1-3	\$25,700	

Mechanical	Cui	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail	Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>		<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$33,300	
	Other Observat	tion, Extent : Light, Area	Affected	: 100%			
	Location: Ba	sement					
	Explanation:	2 Gas Fired Hot Water E	Boilers				
Distribution	-						
Hot Wtr Piping/Pump	100%		2044	* *	4	\$5,000	
Terminal Devices						·	
Air Handler	10%		2028	\$88,600	1	\$4,200	
Convector/Radiator	80%		2033	* *	1	\$17,400	
Fan Coil Unit/Heat	10%		2028	\$94,400	1	\$2,200	
Air Conditioning							
Energy Source							
Electricity	90%		2036	* *	1		
Natural Gas	10%		2048	* *	1		
Conversion Equipment							
Int Pkg Unit -	10%		2026	\$134,100	2	\$400	
Heating/Cooling							
Split Unit	10%		2028	\$134,600			
Window/Wall Unit	50%		2023	\$65,700	1		
No Component	30%			. ,			

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

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

Mechanical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning							
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$11,000	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$59,500	
Exhaust Fans							
Roof	95%		2033	* *	2	\$2,000	
Roof	5% Nov	v \$300	2038	* *	2	\$100	
	Unit Inoperable,	Extent: Light, Area Af	fected : 1	00%			
	Location : Roo	f, Exhaust Fan 15					
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: Base	ement					
	Explanation : I	Booster Pump And Hot	Water Sto	orage Tank.			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location: B-2						
	Explanation : 1	Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2048	* *	1-2	\$18,900	
	No Backflow Pre	venter, Extent : Light, A	rea Affe	cted : 100%			
	Location: Base	ement					

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

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Address : 151 EAST 151ST STREET NEAR WALTON AVENUE

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 02-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,P

Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$206,900
Interior Architecture	\$43,100	\$185,100
Electrical		\$70,400
Mechanical		\$43,800
Total	\$43,100	\$506,200
Importance Code A		\$206,900
Importance Code B	\$43,100	\$157,200
Importance Code C		\$142,000
Total	\$43,100	\$506,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,300			
Interior Architecture		\$13,600	\$7,400	
Electrical	\$8,100	\$4,700	\$4,400	\$9,900
Mechanical	\$22,400	\$15,100	\$38,800	\$12,900
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$60,500	\$60,100	\$77,200	\$49,400
Importance Code A	\$7,100	\$3,800	\$3,800	\$3,800
Importance Code B	\$53,400	\$56,300	\$66,000	\$45,600
Importance Code C			\$7,400	
Total	\$60,500	\$60,100	\$77,200	\$49,400



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

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

Asset #: 4448

		Current F	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$8,300	
Cast Stone/Terra Cotta	80%			LIFE	* *	5	\$206,900	
			xtent : Moderate, 1	Area Affe	cted : 100%			
		: Througho						
		ion : This (	Component Is Actu	•				
Metal Panel	10%			2053	* *	5-10	\$22,800	
Window Wall	5%			2053	* *	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	* *	5	\$9,600	
			xtent : Light, Area	Affected	: 100%			
		: Exterior	•					
		ion : This <b>(</b>	Component Is Actu					
Metal Panel	40%			2053	* *	5	\$4,800	
			xtent : Light, Area	Affected	: 100%			
		: Interior l						
	Explanati	ion : This <b>(</b>	Component Is Actu	ally Fibe	r Glass Panels.			
Metal Panel	5%			2053	* *	5	\$600	
Metal Rail	15%			2044	* *	5-10	\$8,400	
Roof								
IRMA/Protected	95%			2035	* *	10	\$27,200	
Membrane								
	Payer Bloc	b Rallact	Extent . Light Ang	a Affaata	1 20/			
			Extent : Light, Ared	і Ајјесте	a : 2%			
	Location	: Througho	out					
	Location Water Pene	: Througho etration, Ex	out ctent : Light, Area					
	Location Water Pene	: Througho	out ctent : Light, Area					
Roll Roofing	Location Water Pene	: Througho etration, Ex	out ctent : Light, Area			5	\$2,400	
Roll Roofing	Location Water Pene Location	: Througho etration, Ex	out ctent : Light, Area	Affected	: 2%	5	\$2,400	
	Location Water Pene Location	: Througho etration, Ex	out ctent : Light, Area	Affected	: 2%	5	\$2,400	
erior	Location Water Pene Location	: Througho etration, Ex	out ctent : Light, Area	Affected	: 2%	5	\$2,400 \$25,100	
erior Floors	Location Water Pene Location 5%	: Througho etration, Ex	out ctent : Light, Area	Affected 2028	\$5,900	5		
erior Floors Cast in Place Concrete	Location Water Pene Location 5%	: Througho etration, Ex	out ctent : Light, Area	Affected  2028  LIFE	\$5,900 * *	5 5	\$25,100	
erior Floors Cast in Place Concrete Ceramic Tile	Location Water Pene Location 5%  10% 5%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040	\$5,900 ** **	5 5 5	\$25,100 \$5,700	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Location Water Pene Location 5%  10% 5% 10%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE	\$5,900 ** **	5 5 5	\$25,100 \$5,700 \$9,000	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	Location Water Pene Location 5%  10% 5% 10%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE	\$5,900 ** **	5 5 5 3	\$25,100 \$5,700 \$9,000	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	Location Water Pene Location 5% 10% 5% 10% 75% 5% 15%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035	\$5,900 ** ** **	5 5 5 3	\$25,100 \$5,700 \$9,000 \$32,300	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	Location Water Pene Location 5% 10% 5% 10% 75%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035 2036	\$5,900 ** ** **	5 5 5 3 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Water Pene Location 5% 10% 5% 10% 75% 5% 15%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035  2036 LIFE	** ** ** ** **	5 5 5 3	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel	Location Water Pene Location 5% 10% 5% 10% 75% 5% 15% 5%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE	***  **  **  **  **  **  **  **  **  *	5 5 5 3 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane	Location Water Pene Location 5%  10% 5% 10% 75%  5% 15% 5% 20%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE LIFE	***  **  **  **  **  **  **  **  **  *	5 5 5 3 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane Gypsum Board	Location Water Pene Location 5%  10% 5% 10% 75%  5% 15% 5% 20%	: Througho etration, Ex	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE LIFE	***  **  **  **  **  **  **  **  **  *	5 5 5 3 5 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane Gypsum Board Ceilings	Location Water Pene Location 5% 10% 5% 10% 75% 5% 20% 55% 75%	: Througho	out ctent : Light, Area	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE LIFE LIFE 2044	**  **  **  **  **  **  **  **  **  **	5 5 5 3 5 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800 \$44,400 \$97,600	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane Gypsum Board Ceilings	Location Water Pene Location 5% 10% 5% 10% 75% 5% 20% 55% 75% Water Pene	: Througho	out ctent : Light, Area out	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE LIFE LIFE 2044	**  **  **  **  **  **  **  **  **  **	5 5 5 3 5 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800 \$44,400 \$97,600	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane Gypsum Board Ceilings AcousTileSusp.Lay-In	Location Water Pene Location 5%  10% 5% 10% 75%  5% 20% 55%  75% Water Pene Location	: Througho etration, Ex : Througho	out ctent : Light, Area out	LIFE 2040 LIFE 2035 LIFE LIFE LIFE LIFE 2044 Affected	**  **  **  **  **  **  **  **  **  **	5 5 5 3 5 5 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800 \$44,400 \$97,600 \$86,100	
erior Floors Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fiberglass Panel Glass: Single Pane Gypsum Board Ceilings	Location Water Pene Location 5% 10% 5% 10% 75% 5% 20% 55% 75% Water Pene	: Througho etration, Ex : Througho	out ctent : Light, Area out	2028  LIFE 2040 LIFE 2035  2036 LIFE LIFE LIFE LIFE 2044	**  **  **  **  **  **  **  **  **  **	5 5 5 3 5 5 5 5	\$25,100 \$5,700 \$9,000 \$32,300 \$14,800 \$17,800 \$44,400 \$97,600	

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

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

Asset #: 4448

Electrical	Current Repa	ir Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	\$1,100	
tand-by Power	10070	En E			ψ1,100	
Generators						
Diesel	100%	2040	* *	1	\$29,700	
216561		t : Moderate, Area Affected	: 100%	•	Ψ=>,,,σσ	
	Location : Generator Ro					
	Explanation : One 900 I	-				
Batteries	1					
Lead/Acid	100%	2022	\$1,500	5	\$2,800	
Fuel Storage			+ )		, ,	
Day Tank	50%	2049	* *	5	\$7,100	
,	Other Observation, Exten	t : Moderate, Area Affected	: 100%		4.,	
	Location : Generator Ro	==				
	Explanation : One 275					
Main Tank	50%	2062	* *	5	\$1,100	
Iviani Tank		2002 t : Moderate, Area Affected	. 100%	3	\$1,100	
	Location : Basement	i . Moueraic, mea myeeica	. 10070			
	Explanation : One 8000	Gallons				
Lighting	Explanation : One ooo	Guions				
Interior Lighting						
Fluorescent	30%	2035	* *	10	\$21,100	
Tracrescent		t : Moderate, Area Affected	: 100%	10	Ψ21,100	
	Location: Throughout T					
	Explanation: Compact	=				
Fluorescent	70%	2035	* *	10	\$49,300	
Puorescent		2033 t : Moderate, Area Affected		10	φ <del>1</del> 2,300	
	Location : Throughout T	==	. 100/0			
	Explanation: T-5 Lamp					
	Елрининоп . 1-3 Еатр	3				

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

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

Asset #: 4448

Electrical	Cu	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	

/lechanical	Current Rep	Current Repair Future Replacer		ture Replacement Maintenance			
ystem Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating							
Energy Source							
Natural Gas	100%	2	053	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	2	044	* *	1	\$37,900	
	Other Observation, Exter	nt : Light, Area Affe	ected	: 100%			
	Location: Penthouse E	Boiler Room					
	Explanation: 3 Units						
Distribution							
Hot Wtr Piping/Pump	100%	2	049	* *	4	\$3,800	
Terminal Devices							
Air Handler	70%	2	035	* *	1	\$33,200	
Convector/Radiator	30%	2	044	* *	1	\$7,400	
ir Conditioning							
Energy Source							
Electricity	100%	2	049	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%	2	031	* *	2	\$4,700	
Heating/Cooling							
	R-134a Refrigerant, Exte	ent : Light, Area Afj	fected	! : 100%			
	Location: AC Room						
Heat Rejection							
Water Cooling Tower	100% Now	\$5,400 2	031	* *	2	\$61,800	
_	Noisy/Vibrating, Extent:	Severe, Area Affec	ted:.	5%			
	Location : Bearing Dep	fects					

Ventilation

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

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

Asset #: 4448

Mechanical	Current Repair	Future Replacemen	t N	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Distribution 1/Disc	1000/	LIDE	** 2_5	<b>#42</b> 000	
Ductwork/Diffusers Exhaust Fans	100%	LIFE '	** 2-5	\$42,800	
Interior	60%	2035	** 2	\$1,400	
Roof	40%		** 2	\$900	
Plumbing	.07.0	2000	<u></u>	Ψ, σσ	
H/C Water Piping					
Brass/Copper	100%	2053	** 1		
Water Heater					
Gas Fired	100%	2026 \$43,8	00 2	\$1,100	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location: Penthouse				
Considerate Pinning	Explanation: 2 Units				
Sanitary Piping Cast Iron	100%	LIFE ,	** 1		
Storm Drain Piping	10070	LIFE	1		
Cast Iron	100%	LIFE ,	** 1		
Sump Pump(s)	10070	LII L	1		
Non-Submersible	100%	2032	** 4	\$2,400	
Sewage Ejector(s)					
Electric	100%	2035	** 4	\$4,600	
Backflow Preventer					
Generic	100%	2035	** 1	\$4,700	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators	90%	LIFE ,	<b>*</b> *		
Geared Traction	Other Observation, Extent: Severe,	LIFE			
	Location: B-7, Penthouse	Trea rijjeciea . 5070			
	Explanation: 2 Units - Repaired F	reauently In Past 5 Months			
Hydraulic	10%	<u> </u>	* *		
Try draune	Other Observation, Extent : Light, A				
	Location: B-1				
	Explanation: 1 Unit				
Fire Suppression	-				
Standpipe					
Generic	100%	2053	* * 1-5	\$38,700	
Sprinkler					
Generic	100%	2053	* * 1-2	\$21,500	
Fire Pump	1000/	2040	<b></b>	<b>0112</b> 00	
Generic	100%	2040	** 1	\$14,300	

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

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

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$294,400
Interior Architecture	\$218,400	\$117,500
Electrical	\$1,497,200	\$528,600
Mechanical	\$107,500	\$400,200
Total	\$1,823,100	\$1,340,600
Importance Code A		\$323,900
Importance Code B	\$1,823,100	\$964,700
Importance Code C		\$52,000
Total	\$1,823,100	\$1,340,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,300		\$37,900	\$17,600
Interior Architecture	\$87,600	\$4,000	\$4,000	\$22,200
Electrical	\$11,100	\$2,500	\$20,700	\$1,400
Mechanical	\$19,200	\$27,600	\$36,800	\$20,800
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$177,500	\$87,400	\$152,700	\$115,200
Importance Code A	\$16,900	\$10,700	\$48,800	\$28,300
Importance Code B	\$103,200	\$76,800	\$103,900	\$86,900
Importance Code C	\$57,400			
Total	\$177,500	\$87,400	\$152,700	\$115,200



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

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

Asset #: 4444

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
xterior	•							•
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$136,800	
Masonry: Brick	85%			LIFE	* *	5	\$148,800	
·	-	pair Evider : Through	nt, Extent : Light, A out	rea Affeo	cted : 25%			
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	\$10,300	5	\$4,200	
Skylight, Metal/Glass	3%			2046	* *	10	\$2,500	
terior								
Floors								
Carpet	9%			2025	\$184,800	3	\$29,000	
Carpet	5%			2027	\$102,700	3	\$12,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$17,600	
Ceramic Tile	5%			2035	* *	5	\$8,100	
Steel Plate	2%	Now	\$176,200	LIFE	* *	1	4-,	
			ents, Extent : Mod		ea Affected : 25%			
		: Basemen			33			
			xtent : Severe, Area	a Affected	d : 50%			
		: Basemen		55				
Vinyl Tile	44%			2031	* *	3	\$35,500	
Vinyl Tile Vinyl Tile	30%			2031	* *	3	\$24,200	
Interior Walls	3070			2034			\$24,200	
Ceramic Tile	50/	Now	\$26,500	2029	* *	5	\$4,800	
Ceramic The			\$20,300 Extent : Moderate			3	\$4,000	
	_		Exieni . Moderaie ns In Dormitories	, Area Aj	jeciea . 1570			
		. <b>Б</b> аннгоот	ns in Dormitories					
Gypsum Board	45%			LIFE	* *	5	\$52,000	
Marble Panels	5%			LIFE	* *			
Plaster		Now	\$30,900	LIFE	* *	5	\$5,800	
	_	_	Extent: Severe, A.	rea Affec	ted : 30%			
	Location	: Exit Stai	r, Basement					
Plaster	35%			LIFE	* *	5	\$20,200	

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

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

Asset #: 4444

Architecture		<b>Current F</b>	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$16,100	
Exposed Concrete	10%			LIFE	* *	5	\$2,500	
Gypsum Board	15%			LIFE	* *	5	\$30,200	
Plaster	10%	Now	\$42,200	LIFE	* *	5	\$10,100	
	Cracking/C	Crumbling,	Extent : Moderate	Area Aj	ffected : 20%			
	Location	: Basemen	t					
Plaster	55%			LIFE	* *	5	\$55,400	

ectrical		Current R	epair	Futur	e Replacement	М	aintenance		
stem Component Type	% of l Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	80%			2026	\$29,600	5	\$400		
		Other Observation, Extent: Moderate, Area Affected: 100%							
		: Electrical							
	Explanati	on : Three	800 Amperes Mai	n Discon	nect Switch				
Fused Disc Sw	20%			2046	* *	5	\$100		
	Other Obse	rvation, Ex	tent : Moderate, A	Area Affe	cted : 100%				
	Location .	: Electrical	Room						
	Explanati	on : One 4	00 Amperes Main	Disconn	ect Switch For Em	ergency			
Switchgear / Switchboard									
Fused Knife Sw	100%	2-4	\$146,400	2056	* *	5	\$200		
	On Extende	d Life, Ext	ent : Moderate, Ai	ea Affec	ted : 100%				
	Location .	: Electrical	Room						
Raceway									
Conduit	95%			2026	\$144,100	1			
Conduit	5%			2046	* *	1			
Panelboards									
Fused Disc Sw	10%			2025	\$11,900	5	\$300		
Fused Disc Sw	5%			2042	* *	5	\$100		
Molded Case Bkrs	80%			2025	\$95,500	5	\$2,300		
Molded Case Bkrs	5%			2042	* *	5	\$100		
Wiring									
Braided Cloth	80%	2-4	\$191,200	2051	* *	1			
	Insulation A	Aged, Exter	it : Moderate, Are	a Affecte	ed: 100%				
	Location .	Througho	ut The Building						
Thermoplastic	15%			2026	\$35,900	1			
Thermoplastic	5%			2046	**	1			
Motor Controllers									
Locally Mounted	80%			2024	\$164,300	5	\$600		
Locally Mounted	20%			2039	* *	5	\$100		

Ground

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

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

Asset #: 4444

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground						
Grounding Devices						
Generic	100% 2-4 \$9,50		* *	5	\$1,600	
	Other Observation, Extent: Modera	te, Area Affe	cted : 100%			
	Location: Basement					
- · ·	Explanation : Corroded					
Lighting						
Interior Lighting	400/	2021	\$706,000	10	¢20.500	
Fluorescent	40%	2021	\$706,900	10	\$39,500	
	Other Observation, Extent: Modera Location: Throughout The Buildin		ciea : 100%			
	Explanation: T-12 Lamps	ig				
Electron		2024	* *	10	\$0,000	
Fluorescent	10%	2034		10	\$9,900	
	Other Observation, Extent : Modera Location : Corridor	ие, Агеа Ајјес	ciea . 100%			
	Explanation: T-8 Lamps					
Electron	50%	2034	* *	10	\$49,400	
Fluorescent	Compact Fluorescent Light, Extent :				\$49,400	
	Location: Throughout The Buildir		теа Ајјестеа : 100	70		
Egress Lighting	Location . Throughout The Buttatr	ig				
Emergency, Service	40%	2034	* *	1		
Emergency, Battery	10%	2034	\$14,500	10	\$2,600	
Exit, Service	45%	2021	**	10	\$2,000	
Exit, Service	5%	2021	\$1,800	1		
Exterior Lighting	370	2021	Ψ1,000	-		
HID	100%	2021	\$413,200	10	\$300	
Alarm			+ · , <del></del>		+200	
Security System						
No Component	70%					
Generic	30%	2036	* *	1	\$12,300	
Fire/Smoke Detection						
<b>Under Construction</b>	100%					

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2046	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2031	* *	1	\$106,600	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Boiler Room					
	Explanation: 2 Units					

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

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

Asset #: 4444

Mechanical	Current Re	pair Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Distribution	1000/	2026	* *	4	ФО ООО	
Central Plant Steam	100%	2036	* *	4	\$8,000	
Piping/Pmp Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$34,800	
Air Conditioning	10070	2031			ψ3 1,000	
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2024	\$42,000	1		
No Component	80%					
Ventilation						
Distribution 1/B:cc	100/	* ***	ala -4-	2.5	<b>#</b> 6 000	
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$6,000	
No Component	90%					
Exhaust Fans Interior	100% Now	\$107,500 2026	\$358,200	2	\$2,600	
Interior		\$107,300 2020 xtent : Severe, Area Affec	· ·	2	\$2,600	
	Location : Penthouse	wem . Bevere, meany ee	.cu . 10070			
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2031	* *	1		
HW Heat Exchanger						
Steam Fired	100%	2036	* *	4	\$16,000	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	11		
Sump Pump(s)	1000/	2026	<b>015</b> 600	4	Ф2 200	
Non-Submersible	100%	2026	\$15,600	4	\$2,300	
Backflow Preventer	1000/	2021	* *	1	<b>\$</b> ( (00	
Generic	100%	2031		1	\$6,600	
Fixtures Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
		ent : Light, Area Affected	: 100%			
	Location: 2 Unit B-1	-				
	Explanation: 3 Units					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$54,300	
Sprinkler						
No Component	80%					
Generic	20%	2036	* *	1-2	\$6,000	

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

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

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

Mechanical	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Fire Pump						
Generic	100%	2041	* *	1	\$20,100	
	Other Observation, Extent : Light, Area	ı Affected : 100%				
	Location: Under Construction On Ro	oof.				
	Explanation: Under Construction					

Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018** 

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 882 DUMONT AVENUE @BARBEY STREET

Borough : BROOKLYN Agency's Number : FK26

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 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$53,100
Electrical		\$283,400
Mechanical		\$87,600
Total		\$424,000
Importance Code B		\$424,000
Total		\$424,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$32,400		\$14,000	
Interior Architecture	\$26,800	\$3,000	\$2,500	\$800
Electrical	\$1,800	\$1,300	\$1,400	\$1,600
Mechanical	\$1,700	\$1,600	\$11,700	\$2,400
Total	\$62,600	\$5,900	\$29,600	\$4,700
Importance Code A	\$33,200	\$800	\$14,800	\$800
Importance Code B	\$24,600	\$2,100	\$14,800	\$3,900
Importance Code C	\$4,800	\$3,000		
Total	\$62,600	\$5,900	\$29,600	\$4,700



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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	0.007	3.7	<b># #</b> 000	20.42	ש ש	_	<b>##</b> 00	
Aluminum	Ctrwt/Bal	Now nc Not Fun 1: Through	\$5,800 ct, Extent : Moderc out	2042 ate, Area	* * Affected : 10%	5	\$700	
Metal Clad	10%	0-2	\$8,000	2051	* *	5	\$500	
	Location Corrosion Location	n : Stairs /Rusting, E n : Stairs · Inefficient	ts, Extent : Modera Extent : Moderate, A , Extent : Moderate	Area Affe	cted : 25%			
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	
nterior								
Floors Ceramic Tile	5%	Now	\$1,200	2035	* *	5	\$600	
Ceraniie Tile	Cracking/		Extent : Moderate		ffected : 10%	3	\$000	
Quarry Tile	20%			2039	* *	5	\$7,500	
Vinyl Tile			\$5,300 Extent : Light, Are out	2026 ea Affecte	\$53,100 ed: 10%	3	\$2,300	
Wood	50%			2054	* *	5	\$23,400	
Interior Walls	2070						Ţ <b>_</b> 2,.50	
Ceramic Tile	20%			2035	* *	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,200	
Gypsum Board	50%			LIFE	* *	5	\$9,000	
Plaster	20%		\$4,800	LIFE	* *	5	\$1,800	
	_	Crumbling, 1 : Bulkhea	Extent : Moderate		ffected : 10%			
Ceilings								
AcousTileSusp.Lay-In	20%			2031	* *	5	\$5,000	
Gypsum Board	80%			LIFE	* *	5	\$25,000	

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

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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Electrical	Current Repair	Futur	e Replacement	Maintenance					
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2036	* *	5					
	Other Observation, Extent: 1	Moderate, Area Affe	cted : 100%						
	Location : Electrical Room								
	Explanation : One 600 Amp	oeres Main Disconn	ect Switch For The	House					
Fused Disc Sw	50%	2036	* *	5					
	Other Observation, Extent : I	Moderate, Area Affe	cted : 100%						
	Location: Electrical Room								
	Explanation: One 200 Amp	oeres Main Disconn	ect Switch For Day	y Care					
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	\$41,100	10	\$2,300				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Basement								
	Explanation: T-12 Lamps								
Fluorescent	20%	2034	* *	10	\$3,100				
Tuorescent	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%								
	Location: Stairway, Hallway, Daycare And Offices								
Fluorescent	10%	2026	\$27,400	10	\$1,500				
Tuorescent	T-9 Lamps And Fixtures, Exte			10	\$1,500				
	Location: Throughout The								
DI .				1.0	ΦΩ 400				
Fluorescent	55% 2026 \$150,800 10 \$8,400								
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Unit								
	Location : Inroughout The	Unit							
Egress Lighting	500/	202 -	011.200	10	<b>#2</b> 000				
Emergency, Battery	50%	2026	\$11,200	10	\$2,000				
Exit, Service	50%	2026	\$2,800	1					
Exterior Lighting			*****						
HID	100%	2026	\$64,100	10	\$100				
A 1									

Alarm

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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4456

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2034	* *	1	\$3,200	
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$10,800	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2036	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	* *	1	\$8,300	
	Other Observation,		Affected	: 100%			
	Location : Boiler I						
	Explanation : 4 Ui	nits - Multi Temp					
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$5,400	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	15%		2024	\$87,600	2	\$200	
Cooling							
Window/Wall Unit	25%		2021	\$8,100	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	\$7,800	2	\$200	
No Component	70%						
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$9,500	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		

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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	* *	4	\$500	
Sewage Ejector(s)								
Electric	100%			2026	\$4,600	4	\$700	
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,000	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2046	* *	1-2	\$200	

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$39,900
Electrical		\$279,600
Mechanical		\$55,000
Total		\$374,500
Importance Code B		\$374,500
Total		\$374,500

**EXPENSE** FY 2019 FY 2020 FY 2021 FY 2022 **Exterior Architecture** \$21,600 \$700 Interior Architecture \$31,300 \$2,800 \$1,800 \$600 Electrical \$1,700 \$1,200 \$1,300 \$1,500 Mechanical \$1,500 \$9,600 \$1,900 \$1,600 Total \$56,200 \$5,500 \$12,600 \$4,600 Importance Code A \$22,400 \$800 \$800 \$1,400 Importance Code B \$29,300 \$1,900 \$11,800 \$3,200 Importance Code C \$4,500 \$2,800 \$5,500 \$12,600 \$4,600 **Total** \$56,200



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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4462

ecture	Current Repair		Future Replacement		Maintenance				
	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
	•			•	•			•	
rior Walls									
Cast in Place Concrete	5%			LIFE	* *	5	\$5,400		
Masonry: Brick	45%			LIFE	* *	5	\$9,700		
	5%			LIFE	* *	5	\$800		
Stucco Cement	45%			2039	* *	5	\$24,300		
lows									
Aluminum	90%			2042	* *	5	\$1,300		
Metal Clad	10%	0-2	\$7,500	2051	* *	5	\$500		
	Corrosion	Corrosion/Rusting, Extent: Moderate, Area Affected: 25%							
	Location: Stairs								
			Extent : Moderate,	Area Aff	fected : 50%				
			Extent: Moderate	, Area A	ffected : 50%				
	Location	: Stairs							
	100/					_	44.000		
							•		
	90%			2039	* *	5	\$4,000		
	1000/			2026		10	<b>#12</b> 000		
Modified Bitumen		1 5 11				10	\$13,800		
			_	Area Affe	ected : 100%				
	Locanor	: Inrough	оит						
	50/			LIEE	* *	5	\$2,600		
							•		
- •		Now	\$2,000				•		
villyl Tile						3	\$1,000		
	_	_		, лгеи лј	jecieu . 1070				
177 1				2054	* *	-	¢12 100		
wood			·			3	\$12,100		
				Area Ajj	eciea : 10%				
W-11 -	Locuitor	. Inrough	Эш						
	200/			2025	* *	5	<b>\$5,600</b>		
					* *				
_									
		Now	\$4.500		* *				
1 148151						3	\$1,700		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%  Location: Bulkheads								
			is xtent : Moderate, A	rea Affor	cted · 10%				
		: Bulkhead			10/0				
	Location								
nos	Location	. Duikneut	1.5						
ngs AcousTileSusp.Lay-In	Location 15%	. Buikned	4.3	2031	* *	5	\$3,500		
	rior Walls Cast in Place Concrete Masonry: Brick Masonry: Limestone Stucco Cement lows Aluminum Metal Clad  Dets Cast Stone/Terra Cotta Stucco Cement  Modified Bitumen  Tes Cast in Place Concrete Quarry Tile Vinyl Tile  Wood  Tior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	rior Walls Cast in Place Concrete Masonry: Brick Masonry: Limestone Stucco Cement  Metal Clad  Metal Clad  Modified Bitumen  Total  Tot	rior Walls Cast in Place Concrete Masonry: Brick Masonry: Limestone Stucco Cement  Metal Clad  Metal Clad  Metal Clad  Modified Bitumen  Stucco Cement  Modified Bitumen  Total (Years)  Total (Years)  10%  Modified Bitumen  10%  Recent Replace Evide Location: Throught  Total (Years)  10%  Modified Bitumen  10%  Recent Replace Evide Location: Throught  Total (Years)  10%  10%  10%  10%  10%  10%  10%  10	rior Walls Cast in Place Concrete Masonry: Brick Masonry: Limestone Stucco Cement  Metal Clad  Metal Clad  Metal Clad  Metal Clad  Modified Bitumen  Total  Total  Total  Total  (Years)  Total  (Years)  Total  (Years)  Total  (Years)  Total  (Years)  Total  (Years)  Total  Total  (Years)  Total  Total  (Years)  Total  Total  (Years)  Total  Total  Total  (Years)  Total  T	rior Walls Cast in Place Concrete Masonry: Brick Masonry: Limestone Stucco Cement Metal Clad Metal Clad Metal Clad Mows Aluminum Metal Clad Mows  Deteriorated Finish, Extent: Moderate, Area Affelocation: Stairs Thermally Inefficient, Extent: Moderate, Area Affelocation: Throughout  Test Cast Stone/Terra Cotta Stucco Cement  10% Modified Bitumen  100% Recent Replace Evident, Extent: Light, Area Affelocation: Throughout  Test Cast in Place Concrete Quarry Tile 20% Now \$2,000 2026 Cracking/Crumbling, Extent: Moderate, Area Affelocation: Throughout  Wood  55% 4+ \$21,300 2054 Deteriorated Finish, Extent: Moderate, Area Affelocation: Throughout  Throughout  Tor Walls Ceramic Tile 20% Concrete Masonry Unit 10% LIFE Gypsum Board 50% Now \$4,500 LIFE	Total (Years)   FY	Total (Years)   FY	Total (Years)   FY   (Yrs)   Fype   Total (Years)   FY   (Yrs)   Fype   Total (Years)   FY   (Yrs)   Fype   Fype   Total (Years)   FY   (Yrs)   Fype   Fyp	

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

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

### DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4462

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	100%		2036	* *	5	¢100	
Fused Disc Sw	0ther Observation, E.	vtant : Madarata A			5	\$100	
	Location : Electrica		ней Аује	. 10070			
	Explanation : One 6		00 Ampe	res Main Disconne	ct Switch	h For The House	
	And Laundry	oo iimperesiina i	oo iimpe	os niem Buscome		. I o. I me II o moe	
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	1000/		2021	ate ate	_	<b>#100</b>	
Locally Mounted	100%		2031	* *	5	\$100	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$200	
Lighting	100%		LIFE		3	\$200	
Interior Lighting							
Fluorescent	15%		2026	\$38,700	10	\$2,200	
Tuorescent	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Basement						
	Explanation : T-12 I						
Fluorescent	15%	1	2034	* *	10	\$2,200	
Tuorescent	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location : Stairway,						
Fluorescent	15%		2026	\$38,700	10	\$2,200	
Tuorescent	T-9 Lamps And Fixtur	es. Extent : Moder		. ,	10	Ψ2,200	
	Location : Through						
Fluorescent	55%		2026	\$141,900	10	\$7,900	
Tuorescent	Compact Fluorescent	Light, Extent : Mo		·		Ψ1,200	
	Location : Through	_			, 0		
Egress Lighting							
Emergency, Battery	50%		2026	\$10,600	10	\$1,900	
Exit, Service	50%		2026	\$2,600	1	* %	
Exterior Lighting							
HID	100%		2026	\$60,300	10		
Alarm							
Security System							
No Component	50%						
Generic	50%		2034	* *	1	\$3,000	
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$10,200	

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

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

# DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4462

Mechanical	Current R	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2036	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	* *	1	\$7,800	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Boiler Ro						
	Explanation: 3 Unit	ts - Multi Temp					
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$5,100	
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	10%		2024	\$55,000	2	\$100	
Cooling							
Window/Wall Unit	25%		2021	\$7,700	1		
No Component	65%						
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$2,000	
No Component	90%						
Plumbing							
H/C Water Piping				di di			
Galvanized Steel	100%		2039	* *	1		
Water Heater							
Gas Fired	100%		2024	\$9,000	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2031	* *	4	\$500	
Backflow Preventer							
Generic	100%		2031	* *	1	\$1,000	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2046	* *	1-2	\$200	

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

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

Asset Name : SAMARITAN FORBELL

Address : 338 FORBELL STREET @ SUTTER AVE.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 23-Jun-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 4258 Lot : 36 BIN : 3095610

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$195,300	\$54,400
Interior Architecture	\$206,300	\$43,100
Electrical		\$657,600
Mechanical	\$2,127,600	\$354,700
Total	\$2,529,200	\$1,109,800
Importance Code A	\$895,400	\$54,400
Importance Code B	\$1,529,700	\$1,012,400
Importance Code C	\$104,100	\$43,100
Total	\$2,529,200	\$1,109,800

Total	\$110,600	\$90,800	\$22,900	\$10,800
Importance Code C	\$29,700			
Importance Code B	\$50,400	\$86,700	\$22,900	\$6,900
Importance Code A	\$30,500	\$4,000		\$3,900
Total	\$110,600	\$90,800	\$22,900	\$10,800
Mechanical	\$25,400	\$30,800	\$12,100	\$7,900
Electrical	\$2,900	\$59,900	\$3,700	\$2,900
Interior Architecture	\$51,800		\$7,100	
Exterior Architecture	\$30,500			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

### DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Architecture	Current Repair	Future Repla	ure Replacement		Maintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	4000/ 37		4. 4.	_	<b>\$7.4.400</b>	
Masonry: Brick	100% Now S Cracking/Crumbling, Extent: Location: Throughout Water Penetration, Extent: Li Location: Throughout	-	* *	5	\$54,400	
Windows						
Aluminum	100% 0-2 § Broken/Missing Elements, Ext Location: Throughout	30,500 2041 ent : Moderate, Area Affect	* * ed : 30%	5	\$1,800	
Parapets						
Cast Stone/Terra Cotta	10%	LIFE	* *	5	\$4,400	
Masonry: Brick	Jnt Mortar Miss/Erod, Extent Location : Throughout		* *	5	\$5,200	
	Vegetation Growth, Extent : La Location : Throughout	ght, Area Affected : 10%				
Roof Modified Bitumen	1000/ N ¢	54,000 2020	* *			
Modified Bitumen	100% Now \$ Alligatoring, Extent: Modera Location: Throughout	:54,000 2030 te, Area Affected : 20%				
	Water Penetration, Extent : Li Location : Throughout	ght, Area Affected : 10%				
terior						
Floors  Cast in Place Concrete	5% Now Cracking/Crumbling, Extent: Location: Throughout Water Penetration, Extent: Li Location: Throughout		**	5	\$6,900	
Ceramic Tile	5% 0-2 \$ Cracking/Crumbling, Extent: Location: Throughout	12,200 2034 Light, Area Affected : 30%	* *	5	\$1,600	
Vinyl Tile	90%	2030	* *	3	\$21,300	
Interior Walls						
Ceramic Tile	5% Now \$1 Adhesion Failure, Extent: Set Location: Bathrooms Cracking/Crumbling, Extent: Location: Bathrooms		**	5	\$1,900	
Gypsum Board	95% Now \$ Water Penetration, Extent: Li Location: Throughout	29,700 LIFE ght, Area Affected : 10%	* *	5	\$43,100	

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

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

### DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	100% 0-2	\$102,100	2030	* *	5	\$31,600	
	Cracking/Crumbling	g, Extent : Severe, A	rea Affec	ted : 30%			
	Location: Throug	hout					

Electrical	Current Rep	pair F	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		035	* *	5	\$200		
	Other Observation, Exte		Affec	eted : 100%				
	Location : Electrical F							
	Explanation : One 300	0 Amperes Main Di	sconn	ect Switch				
Switchgear / Switchboard								
Fused Disc Sw	100%	20	035	* *	5	\$200		
Raceway								
Conduit	95%		035	* *	1			
Conduit	5%	20	045	* *	1			
Panelboards								
Fused Disc Sw	5%		024	\$2,200	5	\$100		
Molded Case Bkrs	85%		033	* *	5	\$1,000		
Molded Case Bkrs	10%	20	047	* *	5	\$100		
Wiring								
Thermoplastic	90%		035	* *	1			
Thermoplastic	10%	20	045	* *	1			
Motor Controllers								
Locally Mounted	100%	20	023	\$93,400	5	\$300		
Ground								
Grounding Devices					_			
Generic	100%	L	IFE	* *	5	\$600		
ighting								
Interior Lighting	<b>-</b> 00/				4.0	444 400		
Fluorescent	58%		025	\$402,200	10	\$22,500		
	Other Observation, Exte		Affec	eted : 100%				
	Location: Throughout	_						
	Explanation : T-12 La							
Fluorescent	40%		030	* *	10	\$15,500		
		Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout	_						
	Explanation: T-8 Lam	ps						
Fluorescent	2%	20	030	* *	10	\$800		
	Compact Fluorescent Li	ght, Extent : Moder	ate, A	rea Affected : 100	%			
	Location: Throughout	The Building						

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

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

### DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2020	\$28,400	10	\$5,100	
Exit, Service	50%			2020	\$7,000	1		
Exterior Lighting								
HID	100%			2025	\$162,100	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$4,800	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	\$26,500	

of tal		<b>Estimated Cost</b>	Year	F 1.0 .	<u> </u>		
	(Years)		FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
0%			2035	* *	1		
0%			2020	\$700,100	2	\$19,600	
0%			2020	\$555,500	1	\$26,100	
0%			2033	* *	1		
0%			2019	\$738,500	2	\$1,300	
0%			2025	\$247,300	2	\$1,300	
5%			2025	\$53,700	2	\$7,400	
5%			2025	\$53,700	2	\$7,400	
0%							
0%			LIFE	* *	2-5	\$23,600	
5%			2020	\$133,500	2	\$1,200	
5%			2020	\$3,300	2	\$100	
0%			2030	* *	1		
0%			2020	\$17,400	4	\$200	
0%			2019	\$17,400	4	\$200	
	00% 00% 50% 50% 25% 50% 00% 50%	00% 00% 00% 00% 50% 50% 00% 00%	00% 00% 00% 50% 50% 50% 00% 00% 00% 00%	00%       2020         00%       2020         00%       2033         50%       2019         50%       2025         25%       2025         50%       2025         00%       LIFE         95%       2020         50%       2030         50%       2020	200%       2020       \$700,100         200%       2020       \$555,500         200%       2033       **         50%       2019       \$738,500         50%       2025       \$247,300         25%       2025       \$53,700         20%       2025       \$53,700         20%       LIFE       **         25%       2020       \$133,500         5%       2020       \$3,300         20%       2030       **         50%       2020       \$17,400	200%     2020     \$700,100     2       200%     2020     \$555,500     1       200%     2033     ** 1       50%     2019     \$738,500     2       50%     2025     \$247,300     2       25%     2025     \$53,700     2       25%     2025     \$53,700     2       20%     LIFE     ** 2-5       20%     \$3,300     2       20%     2020     \$3,300     2       20%     2030     ** 1       50%     2020     \$17,400     4	200%       2020       \$700,100       2       \$19,600         200%       2020       \$555,500       1       \$26,100         200%       2033       **       1         50%       2019       \$738,500       2       \$1,300         50%       2025       \$247,300       2       \$1,300         25%       2025       \$53,700       2       \$7,400         25%       2025       \$53,700       2       \$7,400         20%       LIFE       **       2-5       \$23,600         25%       2020       \$133,500       2       \$1,200         5%       2020       \$3,300       2       \$100         20%       2030       **       1         50%       2020       \$17,400       4       \$200

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

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

### DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Mechanical	Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2033	* *	4	\$1,700	
	Recent Installation, E	Extent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
Fire Suppression							
Sprinkler							
Generic	100%		2035	* *	1-2	\$11,800	
Chemical System						·	
Generic	100%		2020	\$1,900	1-3	\$3,700	

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Electrical		\$661,700
Total		\$661,700
Importance Code B		\$661,700
Total		\$661,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$52,300			\$2,500
Interior Architecture	\$8,400		\$2,500	
Electrical	\$6,400	\$2,900	\$2,500	\$2,800
Mechanical	\$3,600	\$36,200	\$3,400	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,600	\$43,100	\$12,300	\$12,400
Importance Code A	\$54,000	\$1,800	\$1,800	\$4,300
Importance Code B	\$12,800	\$41,200	\$10,500	\$8,100
Importance Code C	\$7,700			
Total	\$74,600	\$43,100	\$12,300	\$12,400



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

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

Asset #: 4443

rchitecture	Current Repair Future Replacement		Current Repair Future Replacement Mainten		aintenance	ance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
terior							
Exterior Walls Cast Stone/Terra Cotta	5%  Recent Repair Evident, Extent: Light, A  Location: At Cornices And Throughout		5	\$8,500			
Masonry: Brick	90%  Recent Repair Evident, Extent : Light, A  Location : Throughout	LIFE * * Area Affected : 25%	5	\$19,600			
Masonry: Granite	5% Now \$14,100  Int Mortar Miss/Erod, Extent: Moderate Location: At Building Base  Other Observation, Extent: Moderate, A Location: At Building Base  Explanation: Painted Surfaces	-	5	\$800			
Windows							
Aluminum	100%	2047 **	5	\$5,000			
Parapets Masonry: Brick	55% Recent Repair Evident, Extent : Light, A Location : Throughout	LIFE ** Area Affected : 25%	5	\$6,000			
	Other Observation, Extent: Moderate, Location: Interior Face Explanation: Stucco On Brick	Area Affected : 50%					
Metal Rail	15% Now \$9,500 Corrosion/Rusting, Extent: Moderate, A Location: Over Fourth Floor		5	\$11,600			
	Deformed/Dented, Extent: Moderate, A Location: Ladder From Third To Fou Loose/Miss Fasteners, Extent: Modera Location: Ladder From Third To Fou	erth Floor Roofs te, Area Affected : 25%					
Metal: Cage/Fence	25% Now \$17,800 Corrosion/Rusting, Extent: Moderate, A Location: Over Third Floor Roof	2030 ** Area Affected : 25%	5	\$8,800			
Pre-Cast Concrete	5%  Recent Replace Evident, Extent: Light,  Location: Coping	LIFE ** Area Affected : 100%	5	\$3,400			
Roof							
Modified Bitumen	45%  Patching Evident, Extent: Moderate, A.  Location: Over Fourth Floor	2025 \$25,200 rea Affected : 20%	10	\$4,000			
Panel/Paver: Cer/Brk	50% Now \$10,900  Drains Inad/Misposn, Extent: Moderat  Location: Over Third Floor  Water Penetration, Extent: Moderate, A	Area Affected : 10%					
Clarificate M-4-1/Cl	Location: Over Third Floor Dormitor		10	¢1 500			
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.

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

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

Asset #: 4443

Architecture	Currer	nt Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
terior							
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	\$7,400	
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	
	Water Penetration,	Extent : Moderate, A	rea Affe	cted : 10%			
	Location: Third	Floor Dormitories					
Plaster	20%		LIFE	* *	5	\$2,800	

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$100	
	Other Observation, Extent : Moderate	, Area Affected	! : 100%			
	Location : Electrical Room					
	Explanation: Main Service Switch R	Rated @ 800 Ai	mperes			
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	
	Other Observation, Extent : Moderate	, Area Affected	! : 100%			
	Location: Water Main					
	Explanation: Connected With Main	Water Pipe				
Stand-by Power		-				
Transfer Switches						
Automatic	100%	2030	* *	1	\$5,500	

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

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

Asset #: 4443

Electrical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Stand-by Power						
Generators						
Diesel	100%	2028	\$61,500	1	\$7,000	
	Other Observation, Extent	: Moderate, Area Affect	ted : 100%			
	Location: Basement					
<u>-</u>	Explanation : Emergency	Generator Rated @ 15	66 Kva			
Batteries	1000/	2010	<b>01</b> 600	_	<b></b>	
Nickel Cadmium	100%	2019	\$1,600	5	\$4,000	
Fuel Storage	1000/	2040	* *	-	<b>#</b> .700	
Main Tank	100%	2040		5	\$500	
	Other Observation, Extent	: Moaerate, Area Affect	rea : 100%			
	Location: Basement	- Day - 1 Carrage its				
f :=1.4:	Explanation: 275 Gallon	s Katea Capacity				
Lighting						
Interior Lighting Fluorescent	2%	2025	\$6,500	10	\$300	
Tuorescent	Compact Fluorescent Light				\$300	
	Location : Lobby		earyjeeiea . 100			
Fluorescent	98%	2025	\$316,300	10	\$16,200	
	T-8 Lamps And Fixtures, E. Location : Throughout Th		Affected : 100%			
Egress Lighting						
Emergency, Service	40%	2025	\$3,900	1		
Emergency, Battery	10%	2025	\$2,600	10	\$400	
Exit, Service	50%	2025	\$3,300	1		
Exterior Lighting						
HID	100%	2025	\$74,100	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$17,800	1	\$2,000	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Outside, Hallw					
E: (0 1 5 · · ·	Explanation: CCTV St	ırveillance Cameras				
Fire/Smoke Detection	1000/	2025	<b>#202.200</b>	1.2	¢11 400	
Generic, Digital	100%	2025	\$203,300	1-3	\$11,400	
	Other Observation, Extent		rea : 100%			
	Location: Throughout Th	=	AI DII C	1 D :	. 4 177	
	Explanation : Strobe Ligh	us, Manuai Pull Station	i, Alarm Bells, Sn	noke Det	ectors And Horns	

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Energy Source Fuel Oil No 2	100%		2035	* *	5	\$5,600	

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

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

Asset #: 4443

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Conversion Equipment Steam Boiler		tion, Extent : Light, Arec sement Boiler Room	2030 a Affected	* *	1	\$17,800		
Distribution	Experience :	1 01111						
Central Plant Steam Piping/Pmp	100%		2035	* *	4	\$1,300		
Terminal Devices								
Convector/Radiator	100%		2030	* *	1	\$5,800		
Air Conditioning Energy Source	4000/		2011					
Electricity	100%		2041	* *	1			
Conversion Equipment Window/Wall Unit No Component	65% 35%		2020	\$24,900	1			
Ventilation								
Distribution Ductwork/Diffusers	20%		LIFE	* *	2-5	\$2,000		
No Component	80%							
Exhaust Fans Roof No Component	20% 80%		2025	\$6,100	2	\$100		
Plumbing	0070							
H/C Water Piping Galvanized Steel	100%		2030	* *	1			
Water Heater								
Gas Fired	100% Recent Installa	tion, Extent : Light, Ared	2024 a Affected	\$11,200 : 100%	2	\$300		
	Location : Bo	piler Room						
Sanitary Piping  Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping  Cast Iron	100%		LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%		2020	\$2,800	4	\$600		
Backflow Preventer Generic	100%		2033	* *	1	\$1,100		
Fixtures Generic	100%							
Vertical Transport	100/0							
Elevators	1000/		LIEE	* *				
Geared Traction	100% Other Observa Location : Al	tion, Extent : Light, Ared I Floors B-4	LIFE a Affected					
	Explanation:	1 Unit						

#### Fire Suppression

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

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

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

### DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Fire Pump				
Generic	100%	2028 \$11,800	3,400	
Chemical System				
Generic	100%	2020 \$2,100	1-3 \$3,700	

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Address : 1215-1225 SENECA AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 77,940 Project Type : HOMELESS SERVICES

Date of Survey : 18-Jun-2014 Landmark Status : NONE

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

Block : 2761 Lot : 43 BIN : 2006338

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$695,100	\$106,200
Interior Architecture	\$415,100	\$523,100
Electrical		\$2,427,100
Mechanical	\$43,700	\$670,800
Total	\$1,153,900	\$3,727,300
Importance Code A	\$695,100	\$658,200
Importance Code B	\$458,800	\$3,011,600
Importance Code C		\$57,500
Total	\$1,153,900	\$3,727,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,100		\$9,000	
Interior Architecture	\$10,000			\$4,300
Electrical	\$6,900	\$15,100	\$5,500	\$6,700
Mechanical	\$6,900	\$21,500	\$14,700	\$6,600
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$47,800	\$41,500	\$34,100	\$22,500
Importance Code A	\$22,900	\$4,000	\$12,700	\$3,800
Importance Code B	\$25,000	\$37,500	\$21,300	\$18,700
Importance Code C				
Total	\$47,800	\$41,500	\$34,100	\$22,500



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

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

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

Asset #: 2595

Architecture	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls	470/ NI 0155 100	LIPE	* *	-	Φ <b>51</b> 500	
Masonry: Brick	47% Now \$155,100 Corrosion/Rusting, Extent: Moderate, A Location: Metal Fire Escapes Cracking/Crumbling, Extent: Moderate Location: Storage Wall At Main Entre	e, Area Affect ance	1 : 25% ted : 5%	5	\$51,500	
	Water Penetration, Extent : Light, Area Location : B And C Line At East Faca		770			
Masonry: Brick	50% Now \$164,900  Corrosion/Rusting, Extent: Moderate, A  Location: Metal Fire Escapes  Spalling, Extent: Light, Area Affected:	LIFE Area Affected	* * l : 25%	5	\$54,800	
	Location: North Facade Water Penetration, Extent: Moderate, A Location: Middle Courtyard Line Fro Other Observation, Extent: Moderate, A Location: North Facade	Area Affected m Fifth To S	econd Floors			
	Explanation: Cement Stucco Coated					
Masonry: Limestone	3%	LIFE	* *	5	\$2,500	
Windows Aluminum	95% Now \$58,400 Broken/Missing Elements, Extent: Seve Location: Throughout Ctrwt/Balnc Not Funct, Extent: Severe,			5	\$3,500	1
	Location : Throughout Caulking Deteriorated, Extent : Modera Location : Throughout					
Metal Clad	5% Now \$19,100 Corrosion/Rusting, Extent : Moderate, A Location : Stairs	2050 Area Affected	* * l : 20%	5	\$1,100	
	Glazing Broken/Cracked, Extent : Mode Location : Stairs Thermally Inefficient, Extent : Moderate Location : Stairs		-			
Parapets						
Masonry: Brick Masonry: Brick	40% 30% Other Observation, Extent: Moderate, A Location: Norh Parapet	LIFE LIFE Area Affected	* * * * d : 100%	5 5	\$2,800 \$2,100	
	Explanation: Cement Stucco Coated					
Metal Panel Pre-Cast Concrete	25% 5%	2051 LIFE	* *	5 5	\$6,700 \$2,200	

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

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

\$300

\$2,100

5

1

5

\* \*

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

Asset #: 2595

Architecture	Current	t Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Roof							
Modified Bitumen	97% 2-4	\$316,700	2035	* *			
	Blisters, Extent : Me	oderate, Area Affecte					
	Location : Over F	-					
	· ·	shings, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location : Over F	ıftn Floor Extent : Moderate, Ai	oa Affact	tod · 25%			
	Location : Over F		еи Ајјесі	eu . 2570			
		Extent : Moderate, A	rea Affec	ted : 20%			
	Location : Over F		30				
Skylight, Metal/Glass	3%		2051	* *	10	\$5,600	
nterior							
Floors	<b>50</b> /		LIEE	* *	-	ф1 <b>2</b> 500	
Cast in Place Concrete Ceramic Tile	5% 10%		LIFE 2034	* *	5 5	\$12,500	
Vinyl Tile	30%		2034	\$291,900	3	\$11,500 \$17,200	
Wood	55% Now	\$415,100	2040	**	5	\$59,100	
		, Extent : Moderate,		ected : 50%	-	4,	
	Location: At Apa	rtments					
	=	nt : Moderate, Area A	Affected :	: 25%			
Interior Walls	Location : At Apa	rimenis					
Gypsum Board	70%		LIFE	* *	5	\$57,500	
71		Extent : Moderate, A		cted : 10%		<b>,</b> ,	
	Location: Apartn	ents 5b And 5c					
Plaster	30%		LIFE	* *	5	\$12,300	
Ceilings	/				_	****	
Gypsum Board	80%		LIFE	* *	5	\$114,600	
Plaster	20%		LIFE		5	\$14,300	
Electrical	Current	t Repair	Futur	e Replacement	Ma	aintenance	
System	% of Fail Dat	e Estimated Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated Cost</b>	Priority
Component Type	Total (Years)	)	FY		(Yrs)		
Inder 600 Volts	•		•				•
Service Equipment							
Fused Disc Sw	100%		2035	**	5	\$300	
	Other Observation, Location : Electri	Extent: Moderate, A	Area Affe	cted : 100%			
		caı koom in Service Switch Ra	ted @ 20	000 Amneres			
Switchgear / Switchboard	Елрининоп . Ми	n service switch Ku	icu & 20	oo miperes			
Eugad Diga Sw	1000/		2025	* *	5	\$200	

2035

2035

2033

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

100%

100%

100%

Fused Disc Sw

Molded Case Bkrs

Conduit

Raceway

Panelboards

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

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

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

Asset #: 2595

Electrical	Current Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year   FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Wiring	1000/	2025	* *	1			
Thermoplastic	100%	2035	* *	1			
Motor Controllers Locally Mounted	100%	2030	* *	5	\$500		
Ground	10070	2030			Ψ300		
Grounding Devices							
Not Accessible	100%						
	Other Observation, Extent:	Light, Area Affected:	100%				
	Location: Basement						
	Explanation : Covered Wi	th Insulation					
Lighting							
Interior Lighting	100/	<b>^</b> ^ <b>~</b> =	<b>4.2.7.</b>	10	<b>4-</b> 00-		
Fluorescent	10%	2025	\$125,700	10	\$7,000		
	T-12 Lamps And Fixtures, E Location : Offices	xtent : Moderate, Area	i Affected : 100%				
Fluorescent	20%	2025	\$251,400	10	\$14,000		
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Area A	Affected : 100%				
	Location: Corridors, Stai	rcases					
Incandescent	70%	2025	\$879,700	2	\$1,200		
Egress Lighting							
Emergency, Battery	50%	2030	* *	10	\$9,200		
Exit, Service	50%	2030	* *	1			
Exterior Lighting	1000/	2025	Ф202.000	1.0	<b>#200</b>		
HID	100%	2025	\$293,900	10	\$200		
Alarm Security System							
No Component	70%						
Generic	30%	2025	\$70,600	1	\$8,700		
Generie	Other Observation, Extent :			1	ψ0,700		
	Location : Outside, Hallw						
	Explanation: C C T V Su	-					
Fire/Smoke Detection							
Generic, Analog	100%	2025	\$805,900	1-3	\$49,500		
	Other Observation, Extent:		ted : 100%				
	Location: Throughout Th	=					
	Explanation : Alarm Bells	And Smoke Detectors					

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2045	* *	1		

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

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

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

Asset #: 2595

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating			•			
Conversion Equipment						
Hot Water Boiler	100%	2023	\$552,000	1	\$37,900	
	Other Observation, Extent: Lig		00%			
	Location: Basement Boiler R	oom				
D'-4-'1-4'	Explanation: 2 Units					
Distribution Hot Wtr Piping/Pump	100%	2033	* *	4	\$3,800	
Terminal Devices	10070	2033		-	\$3,800	
Convector/Radiator	100%	2030	* *	1	\$24,700	
Air Conditioning	10070	2030			Ψ24,700	
Energy Source						
Electricity	100%	2033	* *	1		
Conversion Equipment						
Window/Wall Unit	10%	2020	\$14,900	1		
No Component	90%		•			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$42,700	
Exhaust Fans						
Roof	100%	2025	\$118,900	2	\$2,300	
Plumbing						
H/C Water Piping	1000/	2020	ale ale			
Galvanized Steel	100%	2030	* *	1		
Water Heater	1000/	2020	¢42.700	2	¢1 100	
Gas Fired	100%	2020	\$43,700	2	\$1,100	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10076	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Fixtures	10070	LII L		1		
Generic	100%					
Vertical Transport	10070					
Elevators						
Hydraulic	10%	LIFE	* *			
•	Other Observation, Extent : Lig	ght, Area Affected : 1	0%			
	Location: B - G					
	Explanation: 1 Freight					
No Component	90%					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2035	* *	1-2	\$1,100	

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

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$304,100
Mechanical	\$52,100	\$170,400
Total	\$52,100	\$474,500
Importance Code A		\$170,400
Importance Code B	\$52,100	\$304,100
Total	\$52,100	\$474,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Interior Architecture	\$36,200	\$9,500		\$4,500
Electrical	\$1,900	\$31,200	\$2,800	\$1,900
Mechanical	\$12,500	\$9,200	\$8,500	\$5,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$74,400	\$73,600	\$35,100	\$35,600
Importance Code A	\$2,800	\$2,800	\$2,800	\$2,800
Importance Code B	\$54,400	\$70,800	\$32,300	\$32,800
Importance Code C	\$17,200			
Total	\$74,400	\$73,600	\$35,100	\$35,600



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

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

### DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset #: 14740

Architecture		Current F	Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,200	
Ceramic Tile	5%			2034	* *	5	\$2,100	
Vinyl Tile	85%			2025	\$304,100	3	\$17,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,900	LIFE	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 20%			
	Location	: Retainin	g Wall In Boiler Ro	om				
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Retainin	g Wall In Boiler Ro	om				
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	\$13,500	LIFE	* *	5	\$300	
-	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location	: Boiler R	oom					
	Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
	Location	: Boiler R	oom					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
		: Boiler R		55				
Plaster	50%			LIFE	* *	5	\$13,200	

Electrical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	
	Compact Fluorescent Light, Ex Location: Hallways	ctent : Moderate, Area Afj	fected : 100%	6		
Fluorescent	70%	2030	* *	10	\$18,100	
	T-12 Lamps And Fixtures, Exte	nt : Moderate, Area Affec	eted : 100%			
	Location : Apartment Rooms					
Egress Lighting						
Emergency, Battery	50%	2030	* *	10	\$3,400	
Exit, Service	50%	2030	* *	1		
Exterior Lighting						
HID	100%	2030	* *	10	\$100	

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

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

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

### DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset #: 14740

Electrical	Cur	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$3,200	
	Other Observat	ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Ha	llways					
	Explanation:	C C T V Surveillance C	'ameras				
Fire/Smoke Detection							
Generic, Digital	100%		2030	* *	1-3	\$17,700	
_	Other Observat	ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: The	oughout The Building					
	Explanation:	Strobe Lights, Manual H	Pull Stati	ons, Smoke Detecto	ors And F	Horns	

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2023	\$170,400	1	\$27,900	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explanat	ion : 2 Un	its					
Distribution Central Plant Steam Piping/Pmp	100%			2035	* *	4	\$2,100	
Terminal Devices								
Convector/Radiator	100%			2030	* *	1	\$9,100	
Air Conditioning	10070			2030		1	ψ,,100	
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	95%			2020	\$52,100	1		
No Component	5%				, , , , , ,			
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$7,800	
No Component	50%							
Exhaust Fans								
Roof	50%			2025	\$21,900	2	\$400	
No Component	50%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	0-2	\$5,800	2030	* *	1		
			evere, Area Affecte	d: 5%				
	Location	: Through	out					

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

Estimates are rounded to the nearest hundred dollars.

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

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

### DEPT. OF HOMELESS SERVICES - 071 SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset #: 14740

Mechanical	anical Current Repair Future Replacement		eplacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Water Heater	1000/		<b></b>		<b></b>	
Gas Fired	100%	2024	\$16,100	2	\$400	
	Other Observation, Extent : Ligh	t, Area Affected : 10	10%			
	Location: Boiler Room	Of S 1 Of 2 II		1171-:		
C '4 D' . '	Explanation: 1 Of 2 Unit Out C	of Service. 1 Of 2 Ui	nit Is New Ana	working		
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10076	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIIL		1		
Non-Submersible	100%	2025	\$4,100	4	\$600	
Sewage Ejector(s)	10070	2023	ψ1,100	•	φοσσ	
Electric	100%	2025	\$7,700	4	\$1,100	
Backflow Preventer			4 : ,: : :			
Generic	100%	2025	\$6,700	1	\$1,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	70%	LIFE	* *			
	Other Observation, Extent: Ligh		0%			
	Location: 1 Unit B-6 And 1 Un	it 1-7				
	Explanation: 2 Units					
Hydraulic	30%	LIFE	* *			
	Other Observation, Extent: Ligh	t, Area Affected : 30	0%			
	Location: 1-2					
	Explanation : 1 Unit					
Fire Suppression						
Standpipe Generic	100%	2045	* *	1.5	\$14,200	
	10070	2043	- · ·	1-5	\$14,200	
Sprinkler Generic	100%	2045	* *	1-2	\$7,900	
Fire Pump	10070	2 <b>04</b> 3	•	1-2	\$7,500	
Generic	100%	2028	\$17,000	1	\$5,300	
Generic	100/0	2020	Ψ17,000	1	ψυ,υ00	

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

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 19-Jun-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 13307 Lot : 91 BIN : 4430508

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$227,600
Interior Architecture		\$434,700
Electrical	\$35,700	\$384,600
Mechanical		\$490,100
Total	\$35,700	\$1,537,000
Importance Code A		\$227,600
Importance Code B	\$35,700	\$964,400
Importance Code C		\$345,000
Total	\$35,700	\$1,537,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$2,300	
Interior Architecture	\$2,200		\$10,100	
Electrical	\$4,100	\$5,000	\$5,200	\$4,100
Mechanical	\$46,400	\$18,500	\$14,900	\$6,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,700	\$27,500	\$36,500	\$14,900
Importance Code A	\$3,000	\$3,100	\$5,300	\$3,000
Importance Code B	\$53,800	\$24,400	\$31,200	\$11,900
Importance Code C				
Total	\$56,700	\$27,500	\$36,500	\$14,900



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

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

### DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Architecture		Current l	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$65,100	
Stucco Cement	5%			2038	* *	5	\$8,600	
Windows								
Aluminum	100%			2041	* *	5	\$4,600	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 1%			
	Location	ı : At Sills T	Throughout					
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	
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,800	
Ceramic Tile	5%			2034	* *	5	\$4,500	
Vinyl Tile	90%			2030	* *	3	\$30,300	
Interior Walls								
Ceramic Tile	10%			2028	\$295,500	5	\$10,700	
Concrete Masonry Unit	13%			LIFE	* *	5	\$5,600	
Gypsum Board	77%			LIFE	* *	5	\$49,500	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 1%			
	Location	: Through	out Rooms 208-216	ī				
Ceilings								
Gypsum Board	80%			LIFE	* *	5	\$89,700	
Plaster	20%			LIFE	* *	5	\$11,200	

lectrical	Current Repair	Future Repl	acement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2035	* *	5	\$300	
	Other Observation, Extent : M	Ioderate, Area Affected : I	100%			
	Location: Electrical Room					
	Explanation: Two 800 Amp	eres Main Disconnect Swi	tch			
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		

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

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

### DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Electrical	trical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
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			
	Other Observation, Extent		cted : 90%					
	Location: Throughout Th	_						
	Explanation: Using T-8 I	Lamps						
Fluorescent	5%	2030	* *	10	\$2,700			
	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%							
	Location : Throughout Th	ne Building						
Fluorescent	35%	2025	\$344,300	10	\$19,200			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Th	ie Building						
	Explanation: Using T-12	Lamps						
Egress Lighting								
Emergency, Battery	50%	2025	\$40,400	10	\$7,200			
Exit, Service	50%	2025	\$10,000	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	\$37,600			

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estima FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2045	* *	1		
Conversion Equipment						
Hot Water Boiler	50%	2038	* *	1	\$14,800	
	Other Observation, Extent : Light, A	Area Affected : 50%				
	Location: Basement Boiler Room					
	Explanation: 1 Of 2 Units					
Hot Water Boiler	50%	2030	* *	1	\$14,800	
	Other Observation, Extent : Light, Area Affected : 50%					
	Location : Basement Boiler Room					
	Explanation: 1 Of 2 Units					

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

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

### DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Distribution									
Hot Wtr Piping/Pump	100%			2047	* *	4	\$4,400		
Terminal Devices			***		****				
Air Handler		Now	\$19,700	2025	\$197,000	1	\$8,300		
			lerate, Area Affecte	d: 3%					
		t: I Unit In	Basement				****		
Convector/Radiator	75%			2030	* *	1	\$14,500		
Air Conditioning									
Energy Source	1000/			2022	* *	1			
Electricity	100%			2033		1			
Conversion Equipment Int Pkg Unit -	15%	Now	\$17,900	2023	\$178,800	2	\$400		
Heating/Cooling	1370	NOW	\$17,900	2023	\$170,000	2	\$400		
ricating/Cooming	Broken, E	xtent : Seve	re, Area Affected :	10%					
	Location		,						
Window/Wall Unit	10%	J		2020	\$11,700	1			
No Component	75%			2020	\$11,700	1			
Ventilation	7370								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400		
Exhaust Fans							,,		
Interior	20%			2025	\$39,900	2	\$400		
Roof	80%			2025	\$74,400	2	\$1,500		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2035	* *	1			
HW Heat Exchanger									
HTHW/HW	100%			2045	* *				
			Extent : Light, Area	Affected	: 100%				
		: Boiler R							
<del>-</del>	Explana	tion : 1 Uni	it						
Sanitary Piping	1000/			TIPP	* *	1			
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/			LIEE	* *	1			
Cast Iron	100%			LIFE		1			
Sump Pump(s)	1000/			2025	<b>40 700</b>	4	Ø1 200		
Non-Submersible	100%			2025	\$8,700	4	\$1,300		
Sewage Ejector(s) Electric	100%			2025	\$16,400	4	\$2,400		
Backflow Preventer	100%			2023	\$10,400	4	\$2,400		
Generic Generic	100%			2025	\$14,200	1	\$3,700		
Fixtures	100%			2023	\$14,200	1	\$5,700		
Generic	100%								
Generic	10070								

Vertical Transport

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

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

### DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Mechanical	Current Repair	Future Repla	<b>Future Replacement</b>		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport					•	
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light	t, Area Affected : 100%				
	Location : C-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2035	* *	1-2	\$16,800	

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Address : 100 CENTRAL AVENUE @ SLOSSON TERR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,134 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jul-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors LL,1,4,5,6

Block : 6 Lot : 14 BIN : 5000048

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$766,700	\$36,200
Interior Architecture	\$437,300	\$290,600
Electrical	\$40,500	\$636,000
Mechanical		\$386,300
Site Enclosure	\$45,500	
Site Pavements	\$50,100	
Total	\$1,340,200	\$1,349,200
Importance Code A	\$766,700	\$36,200
Importance Code B	\$335,500	\$1,312,900
Importance Code C	\$238,000	
Total	\$1,340,200	\$1,349,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$143,200		\$1,800	
Interior Architecture	\$92,000			\$4,300
Electrical	\$3,500	\$1,900	\$3,400	\$2,400
Mechanical	\$12,500	\$4,800	\$6,100	\$4,800
Site Pavements	\$18,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$281,500	\$18,600	\$23,200	\$23,300
Importance Code A	\$145,800	\$2,600	\$4,400	\$2,600
Importance Code B	\$117,300	\$16,000	\$18,800	\$20,800
Importance Code C	\$18,400			
Total	\$281,500	\$18,600	\$23,200	\$23,300



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

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

Asset #: 1944

Architecture	Current F	Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	<b>50/ N</b> I	ф <b>22</b> (00	LIEE	* *	-	<b>014.700</b>	
Cast in Place Concrete	5% Now Broken/Missing Elem	\$32,600	LIFE	Gastad . 150/	5	\$14,500	
	Location: Basemen		_	ijeciea . 1570			
	Exposed Reinforceme			ected : 15%			
	Location : Basemen						
Concrete Masonry Unit	5% 2-4	\$11,900	LIFE	* *	5	\$1,800	
Concrete ividsomy ome	Cracking/Crumbling,			ected : 10%	5	Ψ1,000	
	Location : South Fa		. 55				
	Other Observation, E	xtent : Moderate, A	Area Affec	ted : 100%			
	Location: South Fa						
	Explanation : Section	on Of South Facad	e Is Cover	ed With Stucco			
Masonry: Brick	10% Now	\$34,900	LIFE	* *	5	\$5,800	1
	Misaligned/Bulging,			d: 20%			
	Location : Over Do	or At South Facad	e				
Masonry: Brick	30%		LIFE	* *	5	\$34,800	
Stucco Cement	50% 2-4	\$503,000	2041	* *	5	\$36,200	
	Diagonal Cracks, Ext						
	Location : East/We	st Facades Show C	Cracking A	nd Bulging			
Windows	000/ N	¢157.000	2052	* *	-	¢1.000	
Aluminum	90% Now Ctrwt/Balnc Not Fund	\$157,800	2053		5	\$1,900	
	Location: Through		Area Ajje	ciea . 7570			
	Caulking Deteriorate		Area Affe	cted : 50%			
	Location: Through		117cu 1155cc				
	Other Observation, E		a Affected	: 100%			
	Location: Through		55				
	Explanation: Wind	ows At The End Of	Useful Lij	fe			
Steel	10% Now	\$21,900	2053	* *	5	\$2,600	
	Corrosion/Rusting, E	xtent : Moderate, A	Area Affect	ted : 35%			
	Location : Fifth Flo						
	Deteriorated Finish,		Area Affe	cted : 50%			
	Location : Fifth Flo						
	Thermally Inefficient,		e, Area Aff	ected : 50%			
-	Location : Fifth Flo	or And Stairs					
Parapets Masonry: Brick	65% 2-4	\$105,900	LIEE	* *	5	\$3,700	
Masonry: Brick	65% 2-4 <i>Jnt Mortar Miss/Erod</i>		LIFE te Area At		3	\$5,700	
	Location : Through		, ты п	jeeneu . 25/0			
Metal Panel	5% Now	\$2,200	2048	* *	5	\$500	
ivictai i alici	Broken/Missing Elem				5	\$500	
	Location: Coping		,	JJ			
Metal Rail	5% Now	\$800	2033	* *	5	\$2,000	
Wiotai Kaii	Deteriorated Finish,			cted : 50%	5	Ψ2,000	
	Location : At Corne						
Stucco Cement	25%		2041	* *	5	\$3,600	
	4370		2071			ψ3,000	

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

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

Asset #: 1944

Architecture	hitecture Current Repair		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Sear Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof Modified Bitumen Skylight, Metal/Glass	95% 5% 2-4 \$21,60 Broken/Missing Elements, Extent : L		10 \$13,900	
G 60°	Location: Throughout			
Soffits Cast Stone/Terra Cotta	100%	LIFE **	5	
nterior	10070	LIIL		
Floors				
Ceramic Tile	5% 4+ \$17,70 Cracking/Crumbling, Extent : Severe Location : Throughout		5 \$1,100	
Marble Panels	5%	LIFE **	5 \$3,400	
Terrazzo	15% Now \$31,80 Cracking/Crumbling, Extent : Moder Location : Lobby		5 \$5,400	
Vinyl Tile	75% 2-4 \$29,10 Cracking/Crumbling, Extent: Moder Location: Throughout		3 \$12,800	
Interior Walls Plaster	100% 4+ \$142,40 Cracking/Crumbling, Extent : Light, Location : Throughout		5 \$26,700	
Ceilings AcousTileSusp.Lay-In	80% 2-4 \$294,90 Cracking/Crumbling, Extent: Severe Location: Throughout Staining/Discoloring, Extent: Moder Location: Throughout	e, Area Affected : 100%	5 \$18,300	
Metal Panel	5%	LIFE **	5 \$5,700	
Plaster	15% 0-2 \$9,00 Water Penetration, Extent : Light, Ar Location : Throughout	0 LIFE **	5 \$4,300	
Enclosure				
Fence/Gates Chain link	100% 4+ \$45,50 Corrosion/Rusting, Extent : Moderat Location : Throughout			
ite Pavements Parking/Driveway Asphalt	50% 4+ \$18,40 Cracking/Crumbling, Extent : Moder Location : Throughout Parking Lot	rate, Area Affected : 30%		
Cast in Place Concrete	50% 4+ \$50,10 Cracking/Crumbling, Extent : Moder Location : Throughout Parking Lot	rate, Area Affected : 50%		

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

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

Asset #: 1944

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Site Pavements							
Activity Yard							
Cast in Place Concrete	85%		2033	* *			
Rubber Matting	15%		2028				

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	T	2028	\$4,800	5	\$100	
		Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Electric		. 1.000				
D	Explanation : Mai	n Service Switch Ra	ted 800 A	Amperes			
Raceway Conduit	100%		2028	\$35,200	1		
Panelboards	10070		2028	\$33,200	1		
Fused Disc Sw	10%		2027	\$3,000	5	\$100	
Molded Case Bkrs	90%		2027	\$26,900	5	\$600	
Wiring	7070		2021	\$20,900	3	φοσο	
Thermoplastic	100%		2028	\$51,400	1		
Motor Controllers	10070		2020	ψ31,400			
Locally Mounted	100% 2-4	\$1,100	2033	* *	5	\$100	
Documy into union	Corroded, Extent : I	* ,			Ü	Ψ100	
	Location : Roof	3,7					
Ground	<u> </u>						
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	
Stand-by Power							
Transfer Switches							
Manual	100%		2028	\$5,400	5	\$100	
Generators							
Natural Gas	100%		2031	* *	1	\$10,100	
	Other Observation,	_	Affected	: 100%			
	Location : Outside						
	Explanation: 12.5	Kw					
Batteries	1000/		2021	<b>4.</b>	-	** **	
Lead/Acid	100%		2021	\$1,500	5	\$1,000	
Lighting							
Interior Lighting	000/		2020	¢424.600	10	<b>602</b> 700	
Fluorescent	99%	tunos Extent M - 1	2028	\$424,600	10	\$23,700	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
T-1		ioui The Building	2626	<b></b>	1.0	***	
Fluorescent	1%		2028	\$4,300	10	\$200	
	Compact Fluorescer	-	ht, Area	Affected: 100%			
	Location : Baseme	nt					

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

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

Asset #: 1944

Electrical	Curre	ent Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$3,200	
Emergency, Battery	50%		2033	* *	10	\$3,200	
Exterior Lighting							
HID	15%		2028	\$14,800	10		
No Component	85%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2043	* *	5	\$800	
Alarm							
Security System							
No Component	50%						
Generic	50%		2028	\$39,500	1	\$4,900	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Hall	ways, Outside					
	Explanation : C	CCTV Surveillance Can	ıera				
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% 0-2	\$40,500	2028	\$81,100	1-3	\$4,400	
	Malfunctioning, Extent: Moderate, Area Affected: 50%						
	Location: Throughout						
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation : S	trobe Lights, Manual F	Pull Stati	on, Horns And Smo	oke Detec	ctors	

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Steam Boiler	100%	2033	* *	1	\$25,900	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement Boil	ler Room				
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2028	\$108,100			
Terminal Devices						
Convector/Radiator	100%	2026	\$130,800	1	\$8,400	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2023	\$10,200	1		
No Component	80%					

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

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

Asset #: 1944

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	5%		2028	\$4,600	1	\$400		
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%		2028	\$500	2	\$900		
	Other Observation, E	· ·		: 30%				
	Location: Roof And By Fire Escape Stairs.							
	Explanation : Refrig	gerant Piping Dam	aged And	d Missing Insulatio	n.			
No Component	95%							
Ventilation								
Distribution			_					
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$23,100		
Exhaust Fans								
Roof	99%		2028	\$40,200	2	\$800		
Wall Unit	1%		2028	\$100	2			
	Other Observation, E	· ·	Affected	: 100%				
	Location : Basemen							
	Explanation: 2 Uni	ts						
Plumbing								
H/C Water Piping Galvanized Steel	100%		2026	\$107,200	1			
Water Heater	10070		2020	Ψ107,200				
Gas Fired	100%		2027	\$14,900	2	\$400		
345 1 11 3	Other Observation, E	xtent : Light, Area			_	Ψ.00		
	Location : Boiler Re	_	33					
	Explanation: 3 Uni	its Installed 2014						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: B-6							
	Explanation: 2 Uni	its						
Fire Suppression								
Sprinkler								
Generic	100%		2048	* *	1-2	\$7,300		

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

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

# DEPT. OF HOMELESS SERVICES - 071 STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset #: 1944

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Chemical System				
No Component	99%			
Generic	1%	2023	1-3	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Kitchen			
	Explanation: Ansul-102			

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$255,900	\$54,400
Interior Architecture		\$239,300
Electrical		\$1,043,400
Mechanical		\$85,400
Total	\$255,900	\$1,422,500
Importance Code A	\$255,900	\$54,400
Importance Code B		\$1,319,400
Importance Code C		\$48,700
Total	\$255,900	\$1,422,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,800	_	_	_
Interior Architecture	\$39,100	\$15,300	\$8,200	
Electrical	\$2,200	\$1,300	\$1,600	\$1,600
Mechanical	\$4,500	\$5,100	\$35,600	\$7,000
Total	\$96,600	\$21,700	\$45,400	\$8,700
Importance Code A	\$53,500	\$2,700	\$2,800	\$2,700
Importance Code B	\$43,100	\$5,500	\$42,500	\$5,900
Importance Code C		\$13,500		
Total	\$96,600	\$21,700	\$45,400	\$8,700



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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset #: 4457

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Masonry: Brick	45% Now \$77,7 Cracking/Crumbling, Extent : Mod Location : Throughout		5	\$25,800	
Masonry: Brick	50% Now \$86,3 Cracking/Crumbling, Extent: Mod Location: Throughout, Bulkhead Other Observation, Extent: Light, Location: Areaways Explanation: Stucco On Brick	erate, Area Affected : 10% s	5	\$28,600	
Masonry: Limestone	5% Now \$15,6 Cracking/Crumbling, Extent : Ligh Location : Throughout		5	\$2,100	
Windows Aluminum	90% Now \$92,0 Ctrwt/Balnc Not Funct, Extent : Mo Location : Throughout		5	\$5,500	
Metal Clad	10% Now \$6,3 Broken/Missing Elements, Extent : Location : Throughout		5	\$3,800	
Parapets Masonry: Brick	65% Other Observation, Extent: Light, Location: Areaways And Interior Explanation: Stucco On Brick		5	\$6,100	
Masonry: Sandstone	35% Now \$28,8 Cracking/Crumbling, Extent: Ligh Location: Throughout		5	\$4,100	
Roof Modified Bitumen	95% Recent Replace Evident, Extent : Li Location : Throughout	2036 ** ight, Area Affected : 100%	10	\$19,600	
Skylight, Metal/Glass	5% Recent Replace Evident, Extent : Li Location : Throughout	2056 ** ight, Area Affected : 100%	10	\$3,400	
nterior					
Floors Cast in Place Concrete Ceramic Tile	5% 20% Now \$11,0 Cracking/Crumbling, Extent: Ligh Location: Throughout		5 5	\$6,200 \$5,700	
Vinyl Tile Vinyl Tile	25% 40% Recent Installation, Extent : Light,	2026 \$121,200 2036 ** Area Affected : 100%	3 3	\$5,400 \$8,600	
	Location : Throughout				

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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset #: 4457

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	20%			2035	* *	5	\$27,100	
Gypsum Board	60%			LIFE	* *	5	\$48,700	
Plaster	20%			LIFE	* *	5	\$8,100	
Ceilings								
Gypsum Board	100%	Now	\$28,000	LIFE	* *	5	\$69,400	
	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out					

Electrical	Current Repa	ir F <u>utu</u>	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$200	
	Other Observation, Exten		cted : 100%			
	Location : Electrical Ro					
G : 1	Explanation : One 400 A	Amperes And Two 200 A	Amperes Main Disc	onnect S	witch	
Switchgear / Switchboard	1000/	2026	* *	_	Φ200	
Fused Disc Sw	100%	2036	* *	5	\$200	
Raceway	1000/	2026	* *			
Conduit	100%	2036	* *	1		
Panelboards	1000/	2024	* *	-	Ф1 400	
Molded Case Bkrs	100%	2034	* *	5	\$1,400	
Wiring	1000/	2026	* *			
Thermoplastic	100%	2036	T T	1		
Motor Controllers	1000/	2021	* *	-	Ф 400	
Locally Mounted	100%	2031	T T	5	\$400	
Ground						
Grounding Devices	100%	LIFE	* *	_	\$800	
Generic	100%	LIFE		5	\$800	
Lighting Interior Lighting						
Fluorescent	25%	2026	\$225,700	10	\$12,600	
Puorescent	Other Observation, Exten			10	\$12,000	
	Location : Offices, Base					
	Explanation: Using T-1		ur may			
Incandescent	75%	2026	\$677,000	2	\$900	
Egress Lighting	13/0	2020	\$077,000		\$900	
Egress Lighting Emergency, Battery	50%	2026	\$37,000	10	\$6,600	
Exit, Service	50%	2026	\$9,100	10	\$0,000	
	JU / 0	2020	\$9,100	1		
Exterior Lighting HID	50%	2026	\$103,700	10	\$100	
No Component	50%	2020	\$105,700	10	\$100	
Alarm	3070					

Alarm

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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset #: 4457

Electrical	Curren	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2031	* *	1	\$2,100	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2031	* *	1-3	\$10,500	

Mechanical	Current Repair	Future Replacement	Ma	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating					
Energy Source Natural Gas	100%	2036 **	1		
Conversion Equipment Hot Water Boiler	100%	2031 **	1	¢27.200	
Hot water Botter	Other Observation, Extent: Light, A Location: Boiler Room Explanation: 5 Gas Fired Modula	rea Affected : 100%	1 Stu/hr Fa	\$27,200	
Distribution	Explanation . 5 Gus I trea mount	THO WATER BOTTER 300,000 B	инт Ва		
Hot Wtr Piping/Pump	100%	2034 **	4	\$2,700	
Terminal Devices Convector/Radiator	100%	2031 **	1	\$17,800	
Air Conditioning				+ 1)=1	
Energy Source Electricity	100%	2042 **	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%	2021 \$26,800	1		
Ventilation					
Distribution Ductwork/Diffusers	100%	LIFE **	2-5	\$30,700	
Exhaust Fans Roof	100%	2026 \$85,400	2	\$1,700	
Plumbing					
H/C Water Piping Galvanized Steel	100%	2031 **	1		
Water Heater Gas Fired	100%	2024 \$31,400	2	\$800	
	Other Observation, Extent : Light, A Location : Boiler Room	-		****	
	Explanation: 2 Units - A.O. Smith	100 Gallons Each			
Sanitary Piping Cast Iron	100%	LIFE **	1		
Storm Drain Piping Cast Iron	100%	LIFE **	1		

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

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

# DEPT. OF HOMELESS SERVICES - 071 STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset #: 4457

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2026	\$7,800	4	\$1,200	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$800	

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : THIRD STREET SHELTER

Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 68,747 Project Type : HOMELESS SERVICES

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

Areas Surveyed : Basement, Roof, Floors 1,3,5,6,S

Block : 458 Lot : 11 BIN : 1006546

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$486,700	\$142,700
Interior Architecture	\$695,800	\$742,000
Electrical	\$434,700	\$561,900
Mechanical	\$108,500	\$1,966,200
Total	\$1,725,700	\$3,412,800
Importance Code A	\$486,700	\$142,700
Importance Code B	\$1,169,400	\$3,270,100
Importance Code C	\$69,500	
Total	\$1.725.700	\$3,412,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$14,100		\$26,800
Interior Architecture	\$21,300	\$5,100	\$5,300	\$12,800
Electrical	\$39,500	\$7,100	\$10,100	\$16,800
Mechanical	\$55,400	\$13,600	\$17,600	\$50,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$134,000	\$57,600	\$50,700	\$125,000
Importance Code A	\$6,800	\$20,900	\$6,800	\$33,800
Importance Code B	\$127,200	\$36,700	\$41,200	\$91,300
Importance Code C			\$2,700	
Total	\$134,000	\$57,600	\$50,700	\$125,000



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

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

Asset #: 1956

Architecture	Current	Repair	Future Replacement Maintena		aintenance	ance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior							
Exterior Walls	100/ 31	ф1 <b>3</b> 0,000	LIDE	* *	_	Φ.(. 200	
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling	\$120,000	LIFE	• •	5	\$66,300	
	Location : Through		и Аујесте	a. 1070			
Masonry: Brick	90% Now	\$230,100	LIFE	* *	5	\$76,400	
	Int Mortar Miss/Ero	od, Extent : Moderat acing Courtyard, Bi		Affected : 25%			
	Spalling, Extent: M						
		acing Courtyard, Bi		•			
	Worn/Eroded, Exten			20%			
	Location : Walls F	acing Courtyard, Bi	ılkhead				
Windows							
Aluminum	95% Now	\$57,500	2043	**	5	\$6,900	
	Ctrwt/Balnc Not Fun		Area Affec	cted : 10%			
	Location: Through			* *		0.4.700	
Steel	5% Now Corrosion/Rusting, I	\$37,700 Extent: Moderate	2052		5	\$4,500	
	Location : Stairs	Extent . Moderate, F	теи Аујес	nea . 2570			
	Deteriorated Finish,	Extent : Moderate.	Area Aff	ected : 50%			
	Location : Stairs	····,	33				
	Thermally Inefficien	t, Extent : Moderate	, Area Aj	ffected : 50%			
	Location : Stairs						
Parapets					_		
Cast Stone/Terra Cotta	3%	¢41 400	LIFE	**	5	\$1,200	
Masonry: Brick	70% Now Cracking/Crumbling	\$41,400	LIFE	* * od : 10%	5	\$3,600	
	Location: Through		и Ајјесте	a. 1070			
	Jnt Mortar Miss/Ero		rea Affeci	ted : 10%			
	Location: Through	_	33				
Metal Panel	2%		2047	* *	5	\$400	
Metal Rail	25%		2040	* *	5-10	\$23,200	
Roof							
Cast in Place Concrete	3%		LIFE	* *			
Modified Bitumen	92%		2032	* *	10	\$26,600	
Skylight, Plastic	5%		2040	* *	1		

Interior

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

Asset #: 1956

rchitecture	Current F	Current Repair		<b>Future Replacement</b>		Maintenance	
stem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
erior							
Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Storage I Uneven Surface, Exte	Room In Basement nt : Moderate, Are	a Affected :	25%	5	\$22,500	
Ceramic Tile	5%		2036	* *	5	\$5,100	
Quarry Tile	5% Now Broken/Missing Elem Location: Kitchen Cracking/Crumbling, Location: Kitchen Jnt Mortar Miss/Erod Location: Kitchen	Extent : Severe, A.	rea Affected	l : 50%	5	\$3,800	
Vinul Tile	80% 0-2	\$69,700	2027	\$697,100	3	\$30,800	
Vinyl Tile	Cracking/Crumbling, Location: Througho	Extent : Light, Are			3	\$30,800	
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$5,400	
Gypsum Board	15%	<b>460.700</b>	LIFE	* *	5	\$9,800	
Plaster	80% Now Cracking/Crumbling, Location: Througho Water Penetration, Ex Location: Througho	out tent : Light, Area		: 10%	5	\$26,000	
Ceilings							
AcousTileSusp.Lay-In	10%		2040	* *	5	\$10,300	
AcousTileSusp.Lay-In	5%		2032	* *	5	\$5,100	
Exposed Concrete	10% Now Cracking/Crumbling, Location: Boiler Ro Loose/Delam Surface Location: Boiler Ro	oom Extent : Moderat			5	\$1,600	
Exposed Struc: Steel	5% Now Broken/Missing Elem Location: Space Be Corrosion/Rusting, Es Location: Space Be	\$431,700 ents, Extent : Seve low Ramp At West stent : Severe, Area	Side a Affected :				

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

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.

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

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

Asset #: 1956

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$20,800	5	\$300	
	Other Observation, Extent: Moderate, A	Area Affec	rted : 100%			
	Location: Electrical Room					
	Explanation: One 1600 Amperes Mai	n Disconn	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2027	\$122,000	5	\$300	
Raceway						
Conduit	100%	2027	\$98,900	1		
Panelboards						
Fused Disc Sw	10%	2026	\$6,700	5	\$200	
Molded Case Bkrs	90%	2026	\$60,400	5	\$1,600	
Wiring						
Braided Cloth	20% 2-4 \$30,700	2052	* *	1		
	Insulation Aged, Extent: Moderate, Are	a Affected	l : 100%			
	Location: Basement					
Thermoplastic	80%	2027	\$122,800	1		
Motor Controllers	0070	2027	Ψ122,000	-		
Locally Mounted	100%	2025	\$69,700	5	\$500	
Ground	10070	2023	ΨΟΣ,700		Ψ500	
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$1,000	
tand-by Power	10070	LII L			ψ1,000	
Transfer Switches						
Automatic	100%	2025	\$11,200	1	\$21,200	
Generators	10070	2023	ψ11,200		Ψ21,200	
Diesel	100%	2023	\$88,100	1	\$26,600	
Dieser	Other Observation, Extent: Moderate, A		•	1	Ψ20,000	
	Location: Generator Room - Sub-bass		ica . 10070			
	Explanation: One 200 Kw	cineru				
Batteries	Елрининон . Оне 200 Kw					
Lead/Acid	100%	2019	\$1,500	5	\$2,500	
	100/0	2017	\$1,500	3	\$2,500	
Fuel Storage Day Tank	50%	2026	\$2,500	5	\$6,400	
Day Talik	Other Observation, Extent : Moderate, A			5	\$0 <del>,4</del> 00	
	Location : Sub-basement	тен Аујес	иси . 100/0			
	Explanation : One 50 GallonsTank					
M . T. 1		2020	* *		<b>#1.000</b>	
Main Tank	50%	2030		5	\$1,000	
	Other Observation, Extent : Moderate, A	Area Affec	rted: 100%			
	Location: Sub-basement					
	Explanation : 275 GallonsTank					

Lighting

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

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

Asset #: 1956

Electrical	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2032	* *	10	\$55,400	
	Other Observation, Extent: Modera	. 55	cted : 100%			
	Location: Throughout The Building	ng				
	Explanation: T-8 Lamps					
Fluorescent	2%	2032	* *	10	\$1,300	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location : Throughout The Buildin	ng				
	Explanation: Compact Fluoresce	nt Lamps				
Fluorescent	10%	2022	\$112,600	10	\$6,300	
	T-8 Lamps And Fixtures, Extent: M	oderate, Area	•			
	Location: Throughout The Buildin	ng				
Egress Lighting						
Emergency, Service	10%	2022	\$3,400	1		
Emergency, Service	50%	2032	* *	1		
Exit, Service	30%	2022	\$6,800	1		
Exit, Service	10%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$259,200	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	

lechanical	Current Repair	Futur	e Replacement	М	aintenance	Priorit
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$21,200	
	Other Observation, Extent : Light,	Area Affected	: 100%			
	Location: Basement					
	Explanation: Oil Tanks, 10,000	Gallons Each				
Conversion Equipment						
Steam Boiler	100%	2047	* *	1	\$67,900	
	Other Observation, Extent : Light,	Area Affected	: 100%			
	Location: Sub-basement					
	Explanation: 3 Units					
Distribution						
Central Plant Steam	100% Now \$108,5	500 2037	* *	4	\$3,400	
Piping/Pmp						
	Corroded, Extent : Severe, Area Af	fected : 50%				
	Location: Basement					

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

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

Asset #: 1956

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Terminal Devices							
Convector/Radiator	100%		2025	\$343,300	1	\$22,200	
Air Conditioning							
Energy Source	1000/			di di			
Electricity	100%		2035	* *	1		
Conversion Equipment	1.50/		2025	<b>#204</b> (00	2	<b>#</b> 600	
Int Pkg Unit -	15%		2025	\$204,600	2	\$600	
Heating/Cooling	D 22 Defeite annual Eng	T:-1-4 A A	CC 4 - 4 .	150/			
	R-22 Refrigerant, Ext Location: 1st,2nd A	-					
Window/Wall Unit	5%		2022	\$6,700	1		
No Component	80%						
Ventilation							
Distribution					_		
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$3,800	
No Component	90%						
Exhaust Fans							
Roof	10%		2022	\$10,600	2	\$200	
Wall Unit	15%		2027	\$3,400	2	\$300	
No Component	75%						
Plumbing							
H/C Water Piping	<b>7</b> 00/			4444			
Brass/Copper	50%	Φ= 000	2027	\$239,000	1		
Galvanized Steel	50% Now	\$7,000	2025	\$140,700	1		
	Corroded, Extent : Se Location : Sub-base						
HW Heat Exchanger							
Steam Fired	100%		2027	\$102,100	4	\$10,200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2037	* *	4	\$1,500	
Backflow Preventer							
Generic	100%		2035	* *	1	\$4,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators	1000/		LIDD	* *			
Geared Traction	100%	, , , , , , , , ,	LIFE				
	Other Observation, E. Location: (1) S B, E	3, 1-6 (1) B, 1-6					
Di a	Explanation: 3 Uni	ts					
Fire Suppression							
Standpipe	1000/		2027	¢267.200	1.5	<b>024.600</b>	
Generic	100%		2027	\$267,300	1-5	\$34,600	

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

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

## DEPT. OF HOMELESS SERVICES - 071 THIRD STREET SHELTER

Asset #: 1956

<b>lechanical</b>	Current	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
re Suppression							
Sprinkler							
Generic	100% Now	\$31,400	2027	\$628,000	1-2	\$16,700	
	Corroded, Extent : S	evere, Area Affectea	l: 20%				
	Location: Basemen	nt					
Fire Pump							
Generic	100% Now	\$2,100	2023	\$41,300	1	\$11,500	
	Corroded, Extent : S	evere, Area Áffectea	l : 10%				
	Location : Basemen	nt					
Chemical System							
Generic	100%		2025	\$1,900	1-3	\$4,000	

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

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE

Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET

Borough : BRONX Agency's Number : FB26

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

Date of Survey : 27-May-2015 Landmark Status : NONE

Date of Survey : 27-May-2015 Landman
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5

Block : 2527 Lot : 14 BIN : 2003496

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$475,500	\$406,000
Interior Architecture	\$396,600	\$113,200
Electrical		\$1,608,300
Mechanical	\$46,000	\$594,600
Total	\$918,100	\$2,722,000
Importance Code A	\$521,500	\$406,000
Importance Code B	\$333,600	\$2,316,100
Importance Code C	\$63,000	
Total	\$918,100	\$2,722,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$93,600			
Interior Architecture	\$46,000	\$4,600	\$7,200	\$4,500
Electrical	\$3,400	\$3,200	\$3,000	\$2,500
Mechanical	\$6,300	\$7,600	\$21,100	\$10,300
Total	\$149,300	\$15,300	\$31,400	\$17,400
Importance Code A	\$93,600	\$3,200	\$3,300	\$3,200
Importance Code B	\$32,000	\$7,600	\$28,100	\$14,300
Importance Code C	\$23,700	\$4,600		
Total	\$149,300	\$15,300	\$31,400	\$17,400



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

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

Asset #: 4449

rchitecture	Current Repair	Future Replacement	М	aintenance	
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Masonry: Brick	5% Now \$6,900 Water Penetration, Extent : Moderate Location : Bulkheads A And B		5	\$4,600	
Metal Panel	2% Now \$1,300 Deformed/Dented, Extent : Moderate Location : Throughout		5	\$3,400	
Pre-Cast Concrete	3% Now \$9,000 Water Penetration, Extent: Moderate Location: Throughout		5	\$8,900	
Stucco Cement	90% Now \$475,500 Cracking/Crumbling, Extent : Modern Location : Throughout		5	\$102,800	
Windows					
Aluminum	95% Now \$24,400 Ctrwt/Balnc Not Funct, Extent : Mod Location : Throughout		5	\$2,900	
Metal Clad	5% Now \$15,900 Bent/Warped Elements, Extent: Mode Location: Stairs Deteriorated Finish, Extent: Modera Location: Stairs Thermally Inefficient, Extent: Moder Location: Stairs	erate, Area Affected : 25% te, Area Affected : 50%	5	\$1,000	
Parapets	Document : States				
Pre-Cast Concrete	5% Now \$1,000 Jnt Mortar Miss/Erod, Extent : Mode Location : Coping Open Joints, Extent : Moderate, Area Location : Coping	rate, Area Affected : 50%	5	\$1,800	
Stucco Cement	95% Now \$28,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate Location: Throughout	ate, Area Affected : 20%	5	\$7,100	
Roof					
Modified Bitumen	95% Other Observation, Extent: Moderate Location: Throughout	2026 \$258,700 e, Area Affected : 66%	10	\$44,500	
01 11 1 3 5 1 1/01	Explanation: Work In Progress	) 2026 **			
Skylight, Metal/Glass	5% Now \$6,900 Repairs in Progress, Extent: Light, A Location: Throughout Water Penetration, Extent: Moderate	rea Affected : 66%			
	Location: Stairs A And C	, тиси тујески . 10/0			

#### 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.

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

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

Asset #: 4449

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Carpet	2%			2025	\$24,400	3	\$3,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$10,500	
Ceramic Tile	10%		\$9,200	2035	* *	5	\$4,800	
			Extent : Moderate troom On First Flo		ffected : 25%			
Vinyl Tile	30%	Now	\$12,200	2031	* *	3	\$10,800	
·	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Wood	53%	0-2	\$333,600	2041	* *	5	\$47,500	
		ted Finish, 1 : Through	Extent : Moderate, out	Area Afj	fected : 30%		·	
Interior Walls								
Ceramic Tile	2%		\$63,000	2041	* *	5	\$1,100	
		issing Elem n : Basemen	ents, Extent : Seve at Cooridor	re, Area	Affected : 25%			
		lam Surface n : Basemen	e, Extent : Severe, A t	rea Affe	cted : 10%			
Ceramic Tile	8%	ı		2035	* *	5	\$9,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$2,300	
Gypsum Board	50%	Now	\$23,700	LIFE	* *	5	\$34,300	
<b>31</b>	Cracking/		Extent : Moderate		ffected : 10%		V 7	
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 Rep	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	40%	2036	* *	5	\$100	
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : One 1200a Main Di	sconnect Switch F	or House			
Fused Disc Sw	60%	2036	* *	5	\$200	
	Other Observation, Extent : Modera	te, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : One 800a Main Disc	onnect Switch Fo	r Unit Apartn	nent		
Switchgear / Switchboard			-			
Fused Disc Sw	100%	2036	* *	5	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4449

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 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	
-ighting						
Interior Lighting						
Fluorescent	50%	2026	\$524,100	10	\$29,300	
	Compact Fluorescent Light,		a Affected : 100	%		
	Location : Apartment Units	S				
Fluorescent	10%	2026	\$104,800	10	\$5,900	
	T-9 Lamps And Fixtures, Exte	ent : Moderate, Area A			. ,	
	Location : Apartment Units					
Fluorescent	40%	2026	\$419,200	10	\$23,400	
Tuorescent	Other Observation, Extent : I			10	\$25,400	
	Location : Staircases, Hall					
	Explanation: T12 Lamps	,, -JJ				
Egress Lighting	Expression: 112 Eximps					
Emergency, Battery	50%	2026	\$43,000	10	\$7,700	
Exit, Service	50%	2026	\$10,600	1	Ψ,,,οο	
Exterior Lighting		2020	<b>\$10,000</b>	-		
HID	50%	2026	\$122,500	10	\$100	
No Component	50%	2020	Ψ122,500	10	ψ100	
Alarm	2070					
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$7,300	
Fire/Smoke Detection	3070	2031		*	Ψ1,500	
No Component	50%					
Generic, Analog	50%	2026	\$336,000	1-3	\$20,000	
Generic, Analog	5070	2020	Ψ330,000	1-0	Ψ20,000	

Mechanical	Current Repair	<b>Future Replacement</b>	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Natural Gas	100%	2046 **	1	

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

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

Asset #: 4449

Mechanical	Current R	epair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost   Year   FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating Conversion Equipment Hot Water Boiler	Location : Boiler#4	\$46,000 2031 t : Severe, Area Affected : And 5 Not Working In The stent : Light, Area Affected	Sub-basement	1	\$28,400	
	Explanation: 11 Hya	drotherm Units, 4 Are Used	d To Supply Domes	tic Hot V	Vater	
Distribution	1000/	•••	4. 4.		00.100	
Hot Wtr Piping/Pump	100%	2034	* *	4	\$3,100	
Terminal Devices Convector/Radiator	100%	2031	* *	1	\$20,600	
Air Conditioning	10070	2031		1	\$20,000	
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Interior Pkg Unit -	25%	2024	\$558,200	2	\$1,000	
Cooling			•			
No Component	75%					
Ventilation						
Distribution					**- ***	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$35,600	
Exhaust Fans	20%	2031	* *	2	¢400	
Interior Roof	80%	2031	* *	2 2	\$400 \$1,600	
Plumbing	0070	2031			\$1,000	
H/C Water Piping						
Galvanized Steel	100%	2031	* *	1		
Water Heater						
Gas Fired	100%	2024	\$36,400	2	\$900	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2021	* *		<b>#2 100</b>	
Non-Submersible	100%	2031	ጥ ጥ	4	\$2,100	
Backflow Preventer Generic	100%	2031	* *	1	\$3,900	
Fixtures	100/0	2031		1	\$3,900	
Generic	100% Obsolete Fixtures, Ext Location: Througho	ent : Severe, Area Affected ut	: 100%			
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$33,400	
Sprinkler						
No Component	95%					
Generic	5%	2046	* *	1-2	\$900	

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

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

## DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Mechanical	Current Repa	r Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Chemical System Generic	100%	2024	\$1,900	1-3	\$3,700	

#### Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,441,700	\$211,800
Interior Architecture	\$243,100	\$1,186,900
Electrical	\$118,500	\$654,700
Mechanical	\$124,200	\$1,979,400
Total	\$1,927,400	\$4,032,800
Importance Code A	\$1,441,700	\$248,700
Importance Code B	\$439,200	\$3,716,700
Importance Code C	\$46,500	\$67,400
Total	\$1,927,400	\$4,032,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$15,000			
Interior Architecture	\$22,100			\$14,300
Electrical	\$26,100	\$2,000	\$24,000	\$800
Mechanical	\$15,400	\$13,400	\$25,400	\$20,000
Total	\$78,600	\$15,400	\$49,400	\$35,100
Importance Code A	\$23,800	\$8,900	\$9,100	\$8,900
Importance Code B	\$32,600	\$6,500	\$40,300	\$26,200
Importance Code C	\$22,100			
Total	\$78,600	\$15,400	\$49,400	\$35,100



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

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

Asset #: 4445

rchitecture	Current Repair	Future Replacement	M	aintenance	
estem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5% Now \$148,600 Cracking/Crumbling, Extent : Modera Location : Throughout		5	\$33,000	
Cast Stone/Terra Cotta	5% Now \$279,700 Cracking/Crumbling, Extent: Modera Location: Hroughout Diagonal Cracks, Extent: Moderate, A Location: Throughout	te, Area Affected : 30%	5	\$51,500	
Masonry: Brick	5% Now \$198,700 Diagonal Cracks, Extent: Moderate, A Location: Bulkheads Horizontal Cracks, Extent: Severe, Ar	Area Affected : 25%	5	\$6,600	1
	Location: Bulkheads Jnt Mortar Miss/Erod, Extent: Severe Location: Bulkheads Worn/Eroded, Extent: Severe, Area Af Location: Bulkheads				
Masonry: Brick	75% Now \$596,100 Cracking/Crumbling, Extent: Modera Location: Throughout Jnt Mortar Miss/Erod, Extent: Moder Location: Throughout Loose Units, Extent: Severe, Area Affa Location: Throughout	te, Area Affected : 20% ate, Area Affected : 40%	5	\$99,000	1
Pre-Cast Concrete	5% Now \$10,900 Cracking/Crumbling, Extent: Light, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Moder Location: Window Sills	rea Affected : 10%	5	\$21,400	
Stucco Cement	5% Now \$38,200 Loose/Delam Surface, Extent : Modera Location : Throughout South Facade	ate, Area Affected : 30%	5	\$8,200	
Windows					
Aluminum	95% Now \$105,600 Air Infiltration, Extent : Moderate, Are Location : Throughout	ea Affected : 30%	5	\$4,200	
	Broken/Missing Elements, Extent: Mo Location: Throughout Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout				
Metal Louvers	5% 0-2 \$1,300 Corrosion/Rusting, Extent : Light, Are Location : Throughout				

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

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

Asset #: 4445

rchitecture	Current R	epair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior							
Parapets	1000/ 31	<b>#2</b> 000	2021	ate ate	_	Ф22 400	
Metal: Cage/Fence	100% Now Broken/Missing Eleme Location: Throughout		2031 erate, Ared	* * Affected : 1%	5	\$22,400	
Roof							
Modified Bitumen	97%  Recent Installation, Ex  Location : Througho	_	2036 Affected :	**	10	\$54,700	
Skylight, Metal/Glass	3% Now	\$74,800	2036	* *			
	Corrosion/Rusting, Ex. Location: Bulkheads Glazing Broken/Crack Location: Bulkheads Water Penetration, Ext Location: Bulkheads	s, Throughout ed, Extent : Mode s, Throughout tent : Moderate, A	rate, Area	Affected : 10%			
erior	Zoomon i Summedia.	, 11110118110111					
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$14,700	
Ceramic Tile	10% Now Cracking/Crumbling, I Location: Througho		2035 , Area Affe	* * ected : 30%	5	\$6,700	
Vinyl Tile	85% 0-2 Cracking/Crumbling, I Location: Throughout		2026 va Affected	\$968,500 : 5%	3	\$42,800	
Interior Walls							
Ceramic Tile	5% Now Broken/Missing Eleme Location: Throughout		2035 erate, Ared	* *  Affected : 20%	5	\$4,000	
Gypsum Board	70% Now Cracking/Crumbling, I Location: Througho		LIFE va Affected	**	5	\$67,400	
Plaster	25%		LIFE	* *	5	\$12,000	
Ceilings							
Gypsum Board	90% 0-2 Cracking/Crumbling, I Location : Througho		LIFE ea Affected	**	5	\$151,000	
Plaster	10% Now Cracking/Crumbling, I Location: Bulkheads Water Penetration, Ext Location: Bulkheads	5			5	\$8,400	

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

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

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

Asset #: 4445

Electrical	C	urrent Repair	Fut	ure Replacement	М	aintenance	
System Component Type		ail Date Estimate Years)	ed Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		202	Φ2.6.000	-	<b>#</b> 400	
Fused Disc Sw	100%		2020	. ,	5	\$400	
		vation, Extent : Mo Electrical Room	oaerate, Area A <u>j</u>	<i>јестеа : 100%</i>			
		zieciricai коот 1 : Two 800 Ampei	res Main Discor	meet Switch			
Switchgear / Switchboard	Expirition	i. Two ooo maper	es main Discon	ancer Switch			
Fused Disc Sw	100%		2026	\$122,000	5	\$400	
Raceway				, ,			
Conduit	15%		2036	**	1		
Conduit	85%		2020	\$84,000	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5	\$100	
Fused Disc Sw	10%		2025		5	\$200	
Molded Case Bkrs	15%		2034		5	\$400	
Molded Case Bkrs	70%		2025	5 \$62,700	5	\$1,700	
Wiring							
Braided Cloth	10%		15,400 205		1		
	Insulation Ag Location : I	ged, Extent : Mode Basement	rate, Area Affec	ted : 100%			
Thermoplastic	40%		2030	5 **	1		
Thermoplastic	50%		2020	\$76,800	1		
Motor Controllers							
Locally Mounted	30%		203	* *	5	\$200	
Locally Mounted	70%		2024	\$130,700	5	\$400	
Ground							
Grounding Devices	1000/				_	44.000	
Generic	100%		\$9,500 LIFE		5	\$1,300	
	Location :	vation, Extent : Mo	oaerate, Area A <u>j</u>	fectea : 100%			
Lighting	Ехріананої	ı : Corroded					
Interior Lighting							
Fluorescent	100%		203	* *	10	\$82,300	
11001000110		vation, Extent : Mo			10	\$0 <b>2</b> ,200	
	Location : '		, ,	,			
	Explanation	n : Using T8 Lamp	os.				
Egress Lighting		·					
Emergency, Battery	30%		202	·	10	\$6,500	
Emergency, Battery	20%		203		10	\$4,300	
Exit, Service	40%		202		1		
Exit, Service	10%		2034	1 **	1		
Alarm							
Fire/Smoke Detection	0.507						
No Component	85%		202	¢141.600	1.2	<b>#0 400</b>	
Generic, Analog	15%		2026	5 \$141,600	1-3	\$8,400	

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

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

Asset #: 4445

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2036	* *	1		
	Location	ı : Basemer	t : Moderate, Area nt Vault, Fuel Tank . ne Facility Presentl	And Fuel	Delivery System V			
Conversion Equipment		-	<u> </u>					
Steam Boiler	100%			2031	* *	1	\$88,800	
	Location On A Ten Other Obs Location	ı : Equipme nporary H		g Hurric	-	cility Pre	esently Operates	
Distribution	Ехріини	uon . 2 On	<i>us</i>					
Central Plant Steam Piping/Pmp	100%			2026	\$1,419,300	4	\$4,400	
Tiping Timp		led Life, Ex 1 : Through	ctent : Moderate, Ai out	rea Affeci	ted : 100%			
Terminal Devices								
Convector/Radiator		led Life, Ex	ctent : Severe, Area	2024 Affected	\$426,500 : 100%	1	\$27,500	
		ı : Through	out					
Fan Coil Unit/Heat	5%			2021	\$62,800	1	\$1,500	
Air Conditioning								
Energy Source	1000/			2042	* *	1		
Electricity	100%			2042		1		
Conversion Equipment Window/Wall Unit	10%			2024	\$17.500	1		
No Component	90%			2024	\$17,500	1		
Ventilation Ventilation	9070							
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$10,000	
No Component	80%			LII L		2 3	Ψ10,000	
Exhaust Fans	0070							
Roof	10%			2026	\$13,900	2	\$300	
No Component	90%			-	· - y- • •		¥¥	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2026	\$133,600	4	\$8,900	
			t : Severe, Area Aff					
	Location	ı : Basemer	nt, Equipment Was .	Damagea	l During Hurrican	e Sandy		

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

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

Asset #: 4445

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
		ed Life, Ext : Througho	ent : Severe, Area out	Affected	: 100%			
Cast Iron	10%	0-2	\$61,400	LIFE	* *	1		
	Damaged, I	Extent : Se	vere, Area Áffecteo	d: 100%				
	Location	: Througho	out Residence Bath	rooms, I	Defective Bath Tube	e Triple I	Lever Valves	
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extende	ed Life, Ext	ent : Moderate, Ai	rea Affec	ted : 100%			
	Location .	: Througho	put					
Sump Pump(s)								
Non-Submersible	20%	0-2	\$2,600	2036	* *	4	\$400	
	Malfunction	ning, Exten	it : Moderate, Ared	a Affected	d: 50%			
	Location	: Basement	t, 4 Of 8 Defective	Pumps				
Non-Submersible	80%			2021	\$10,400	4	\$1,500	
Backflow Preventer								
Generic	100%			2026	\$21,300	1	\$5,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2036	* *	1-2	\$7,500	

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

Print Date: 22-Sep-2017 DEPT. OF HOMELESS SERVICES - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$69,800
Interior Architecture		\$72,600
Electrical		\$480,000
Mechanical		\$69,900
Total		\$692,300
Importance Code A		\$69,800
Importance Code B		\$585,300
Importance Code C		\$37,200
Total		\$692,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,800		\$2,700	\$2,500
Interior Architecture	\$15,300	\$17,000		\$1,200
Electrical	\$1,800	\$1,000	\$1,100	\$1,300
Mechanical	\$16,600	\$4,000	\$27,500	\$5,100
Total	\$53,500	\$22,000	\$31,300	\$10,200
Importance Code A	\$22,100	\$2,200	\$5,000	\$4,800
Importance Code B	\$31,400	\$9,400	\$26,300	\$5,400
Importance Code C		\$10,300		
Total	\$53,500	\$22,000	\$31,300	\$10,200



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

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

# DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset #: 4458

Architecture	Current	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls					_		
Masonry: Brick	5% Now Cracking/Crumbling Location: Chimne Spalling, Extent: M	ey -			5	\$900	
	Location: Chimne	ry					
Masonry: Brick	85%		LIFE	* *	5	\$15,200	
Metal Panel	5%		2046	* *	5-10	\$6,200	
Pre-Cast Concrete	5% Now	\$3,000	LIFE	* *	5	\$2,900	
	Cracking/Crumbling Location: South F Jnt Mortar Miss/Erc Location: South F	3, Extent : Moderate Facade od, Extent : Moderat				. ,	
Windows							
Aluminum	95%		2042	* *	5	\$5,100	
Metal Clad	5%		2034	* *	5	\$1,700	
Parapets	370		2031			Ψ1,700	
Cast Stone/Terra Cotta	5% Now  Jnt Mortar Miss/Era  Location: Coping		LIFE e, Area A	* *  Affected : 50%	5	\$2,000	
Masonry: Brick	60%		LIFE	* *	5	\$3,000	
·	Explanation : Stuc	Face And Areaway co On Brick	Affected s				
Masonry: Brick	20% Now Cracking/Crumbling Location: Throug		LIFE , Area Af	* * fected : 20%	5	\$1,000	
Metal Panel	10%		2046	* *	5	\$2,000	
Metal Rail	5% Now Corrosion/Rusting, Location: South F		2031 Area Affec	* * cted : 25%	5	\$1,800	
Roof							
Modified Bitumen Skylight, Metal/Glass	98% 2% Now Miss/Damaged Flas Location: Bulkhed Water Penetration, I Location: Bulkhed	ad Extent : Light, Area			10	\$12,000	
nterior							
Floors					-		
Carpet	5%		2025	\$21,200	3	\$3,300	
Ceramic Tile	40%		2035	* *	5	\$13,300	
Vinyl Tile	10%		2031	* *	3	\$1,700	
Wood	45%		2054	* *	5	\$28,100	

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

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

# DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset #: 4458

Architecture	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2036	* *	5	\$200		
	Other Observation, Ex		Area Affect	ted : 100%				
	Location : Electrical							
	Explanation : One 4	00 Amperes And T	wo 200 Ar	nperes Main Disc	onnect S	witch		
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	0.70/			ate at				
Thermoplastic	95%		2036	* *	1			
Thermoplastic	5%		2046	* *	1			
Ground								
Grounding Devices	1000/		LIEE	* *	_	\$700		
Generic	100%		LIFE		5	\$700		
ighting								
Interior Lighting Fluorescent	5%		2026	\$36,900	10	\$2,100		
Fluorescent	Other Observation, Ex	tent · Moderate 1			10	\$2,100		
	Location: Througho		irea rijjeci	ea . 10070				
	Explanation: T-12 L	_						
Fluorescent	35%	штрз	2034	* *	10	\$14,400		
Fluorescent	T-8 Lamps And Fixture	os Extent : Moder		Affected · 100%	10	\$14,400		
	Location : Througho		ше, лгеи	Ajjecieu . 10070				
T 1		ui The Building	2026	Φ442 100		Φ.(0.0		
Incandescent	60%		2026	\$443,100	2	\$600		
Egress Lighting	500/		2026	#20.200	10	Φ. <b>7.</b> 400		
Emergency, Battery	50%		2026	\$30,300	10	\$5,400		
Exit, Service	50%		2026	\$7,500	1			
Exterior Lighting	500/		2026	* *				
LED	50%		2036	<i>ት</i> ች				
No Component	50%							

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

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

# DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset #: 4458

Electrical	Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2034	* *	1	\$1,700	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$8,600	

Mechanical	Cu	rrent Repair	Futur	e Replacement	Maintenance			
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating								
Energy Source								
Natural Gas	100%		2046	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2031	* *	1	\$22,300		
		tion, Extent : Light, Area	Affected	: 100%				
	Location : Bo				====			
	Explanation :	3 Gas Fired Modular H	ot Water	Boilers, Hydrother	m-720,0	00 Btu/hr		
Distribution	1000/		2024	* *	4	<b>#2.20</b> 2		
Hot Wtr Piping/Pump	100%		2034	* *	4	\$2,200		
Terminal Devices	1000/		2021	* *	1	<b>014.700</b>		
Convector/Radiator	100%		2031		1	\$14,500		
Air Conditioning								
Energy Source Electricity	100%		2042	* *	1			
	10070		2042		1			
Conversion Equipment Window/Wall Unit	25%		2021	\$21,900	1			
No Component	75%		2021	\$21,900	1			
Ventilation	7370							
Distribution								
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$12,500		
No Component	50%		DII L		2 3	Ψ12,500		
Exhaust Fans	3070							
Roof	100%		2026	\$69,900	2	\$1,400		
Plumbing	10070			40,,000		Ψ1,100		
H/C Water Piping								
Brass/Copper	100%		2036	* *	1			
Water Heater								
Gas Fired	50%		2025	\$12,800	2	\$300		
	Recent Installa	tion, Extent : Light, Area	Affected	·				
		sement, One Newly Insta						
Gas Fired	50% 0	-2 \$12,800	2026	\$12,800	2	\$300		
		nt : Severe, Area Affecte		\$1 <b>2</b> ,500	=	4200		
		sement, Deteriorated Un						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
	10070				-			

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

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

# DEPT. OF HOMELESS SERVICES - 071 WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset #: 4458

Mechanical	Current Repair	Future Replac	cement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost   Year Estima FY	ted Cost	Cycle (Yrs)	<b>Estimated Cost</b>	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	
	Other Observation, Extent:	Light, Area Affected : 1%				
	Location: Laundry Room					
	Explanation: One Sprinkl	er Head Observed In Laundr	Room			

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028		
Exterior Architecture		\$242,900		
Interior Architecture	\$72,300	\$137,100		
Electrical		\$1,855,700		
Mechanical	\$225,800	\$1,000,800		
Total	\$298,100	\$3,236,500		
Importance Code A		\$448,000		
Importance Code B	\$298,100	\$2,736,600		
Importance Code C		\$51,900		
Total	\$298,100	\$3,236,500		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$41,200		\$300	\$2,900
Interior Architecture	\$21,300	\$4,700		\$13,800
Electrical	\$13,900	\$9,000	\$9,000	\$7,900
Mechanical	\$34,200	\$9,300	\$64,500	\$12,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$128,300	\$40,800	\$91,600	\$55,200
Importance Code A	\$44,000	\$2,800	\$3,200	\$5,800
Importance Code B	\$84,300	\$35,400	\$88,300	\$49,500
Importance Code C		\$2,500		
Total	\$128,300	\$40,800	\$91,600	\$55,200



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

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

Asset #: 4451

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
xterior									
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	<b>5.50</b> /				de de	-	Ф2 200		
Masonry: Brick Cavity	75%			LIFE	* *	5	\$2,300		
Metal Panel	5%	NT.	<b>#2</b> 400	2046	* *	5	\$600		
Metal: Cage/Fence	20%		\$2,400	2031		5	\$2,000		
		_	Extent : Moderate, A	rea Affe	cted: 25%				
		: Through		A A C	. 1 250/				
			Extent : Moderate,	Area Aff	ected: 25%				
D C	Locanor	: Through	оит						
Roof	900/	N	¢21 000	2026	¢150 400				
IRMA/Protected Membrane	80%	Now	\$31,900	2026	\$159,400				
Membrane	Miss/Dan	and Flash	ings, Extent : Mod	arata Ar	an Affactad : 25%				
		agea Fiasi i : Main Ro	_	eruie, An	eu Affecteu . 2570				
Metal Panel	15%		<i>⊶</i>	2039	* *	10	\$6,900		
Skylight, Metal/Glass	13% 5%			2039	* *	10	\$6,900 \$4,200		
terior	370			2040		10	\$4,200		
Floors									
Carpet	15%			2025	\$162,800	3	\$25,500		
Cast in Place Concrete	10%			LIFE	**	5	\$18,600		
Ceramic Tile	5%			2035	* *	5	\$4,300		
Vinyl Tile	60%			2033	* *	3	\$25,500		
Vinyl Tile	10%	2-4	\$72,300	2036	* *	3	\$3,200		
viniyi The			, Extent : Moderate		fected : 25%	3	ψ3,200		
		: Pavillio		, 11.00.11),	<i>jeelea</i> . <b>2</b> 270				
			: Moderate, Area A	ffected :	25%				
		: Pavillio		-55					
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$5,100		
Glass: Single Pane	10%			LIFE	* *	5	\$7,600		
	85%			LIFE	* *	5	\$51,900		
Gypsum Board	0.370								
Gypsum Board Ceilings	6370						·		
Gypsum Board Ceilings AcousTileSusp.Lay-In	20%			2039	* *	5	\$17,000		

Electrical	Cur	rent	Repair	Futu	re Replacement	М	aintenance	
System Component Type		Date ars)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

Asset #: 4451

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts							
Service Equipment	4000/		•••		_	4.00	
Fused Disc Sw	100%		2036	* *	5	\$200	
		tion, Extent : Moderate,	Area Affe	cted : 100%			
		lectrical Room	. 10 20	000.4			
0 41 /0 411 1	Explanation	: Main Service Switch Ro	ated @ 30	000 Amperes.			
Switchgear / Switchboard Fused Disc Sw	90%		2036	* *	5	\$200	
Molded Case Bkrs	10%		2036	* *	5	\$200 \$200	
-	1070		2030		3	\$200	
Raceway Conduit	100%		2036	* *	1		
Panelboards	10070		2030		1		
Fused Disc Sw	5%		2034	* *	5	\$100	
Molded Case Bkrs	95%		2034	* *	5	\$1,400	
Wiring	7570		2034			Ψ1,100	
Thermoplastic	100%		2036	* *	1		
Motor Controllers	10070		2030		-		
Locally Mounted	100%		2031	* *	5	\$400	
Fround	10070					<b>4.00</b>	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
tand-by Power							
Transfer Switches							
Automatic	100%		2031	* *	1	\$17,800	
Generators							
Diesel	100%		2029	* *	1	\$22,400	
	Other Observe	tion, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Ro	-					
	Explanation	: Emergency Generator I	Rated @ 2	230kw			
Batteries							
Lead/Acid	100%		2019	\$1,500	5	\$2,100	
Fuel Storage							
Day Tank	50%		2034	* *	5	\$5,300	
		tion, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Re						
	Explanation	: No Available Nameplat	e Rating (	Capacity			
Main Tank	50%		2041	* *	5	\$800	
	Other Observa	tion, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Bo	asement					
	Explanation	: 1000 Gallons Rating C	Capacity				
ighting							
Interior Lighting				A.F		<b>.</b>	
Fluorescent	95%		2026	\$887,100	10	\$49,600	
	-	l Fixtures, Extent : Mode	rate, Arec	a Affected : 100%			
		hroughout The Building					
Fluorescent	5%		2026	\$46,700	10	\$2,600	
	-	rescent Light, Extent : M	oderate, A	Area Affected : 100	%		
	Location : H	allways					

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

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

Asset #: 4451

Electrical	Curre	ent Repair	Futu	re Replacement	М	aintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Lighting								
Egress Lighting								
Emergency, Service	50%		2026	\$14,000	1			
Exit, Service	50%		2026	\$9,500	1			
Exterior Lighting								
HID	100%		2026	\$218,300	10	\$200		
Lightning Protection Arresters/Cabling								
Generic	100%		2041	* *	5	\$300		
Alarm								
Security System								
No Component	70%							
Generic	30%		2026	\$52,500	1	\$6,500		
	Other Observation	on, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Hall	ways And Outside						
	Explanation: C	CCTV Surveillance Can	ieras					
Fire/Smoke Detection								
Generic, Digital	100%		2026	\$598,800	1-3	\$35,700		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Thro	ughout The Building						
	Explanation : S	trobe Lights, Smoke De	etectors,	Manual Pull Statio	ons, Horn	s And Alarm Bells		

lechanical	Current Repair	Future	e Replacement	M		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
eating						
Energy Source						
Interruptible Gas/Dual	100%	2046	* *	1		
Fuel						
Conversion Equipment						
Hot Water Boiler	50%	2039	* *	1	\$14,100	
	Other Observation, Extent: Light, Are	a Affected	: 50%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Hot Water Boiler	50%	2024	\$205,100	1	\$14,100	
	Other Observation, Extent: Light, Are	a Affected	: 50%			
	Location : Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2042	* *	4	\$2,800	

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

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

Asset #: 4451

Mechanical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Heating										
Terminal Devices										
Air Handler	10%		**- ***	2031	* *	1	\$3,500			
Convector/Radiator		Now	\$25,600	2031	**	1	\$14,900			
			t : Moderate, Area r Pavilion And Offi		: 20%					
			Extent : Moderate, 1		ected · 10%					
		: Pavilion		пец Аује	ciea . 1070					
			e Is No Heat At All	In 1st Fl	. Pavilion					
Air Conditioning	2. rp turtur		10 110 11000 110 110	177 157 1	. 1 6/////					
Energy Source										
Electricity	100%			2042	* *	1				
Conversion Equipment										
Interior Pkg Unit -	40%	Now	\$159,100	2027	\$795,700	2	\$1,100			
Cooling										
		Not in Service, Extent : Moderate, Area Affected : 30% Location : Various								
				cc 1	1007					
		_	tent : Light, Area A	ffected :	40%					
			Units, Various							
Ext Pkg Unit - Heating/Cooling	10%	Now	\$66,600	2036	* *	2	\$300			
	Abandoneo	Abandoned in Place, Extent: Severe, Area Affected: 10%								
			Lower Roof							
			tent : Light, Area A	ffected :	10%					
	Location	: 2 <i>Units</i> , 1	Lower Roof							
Window/Wall Unit	10%			2021	\$11,100	1				
No Component	40%									
Ventilation										
Distribution	1000/			TIPE	ש ש	2.5	<b>#21.700</b>			
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,700			
Exhaust Fans Interior	20%			2031	* *	2	\$400			
Roof	80%			2031	* *	2 2	\$400 \$1,400			
Plumbing	8070			2031			\$1,400			
H/C Water Piping										
Brass/Copper	100%			2036	* *	1				
Water Heater	,,,,									
Gas Fired	100%			2021	\$32,500	2	\$800			
Sanitary Piping										
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping	<u> </u>									
Cast Iron	100%			LIFE	* *	1				
Sump Pump(s)										
Non-Submersible	100%			2026	\$8,300	4	\$1,200			
Fixtures	1000/									
Generic	100%									

Vertical Transport

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

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

Asset #: 4451

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: B-9					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$29,800	
Sprinkler						
Generic	100%	2046	* *	1-2	\$15,900	
Fire Pump						
Generic	100%	2029	* *	1	\$10,600	
Chemical System						
Generic	100%	2025	\$1,900	1-3	\$4,000	

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

#### Print Date: 22-Sep-2017 **DEPT. OF HOMELESS SERVICES - FY 2018**

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$98,200	\$38,300
Interior Architecture	\$1,043,400	\$135,800
Electrical	\$411,500	\$138,900
Mechanical		\$253,000
Total	\$1,553,100	\$566,000
Importance Code A	\$98,200	\$38,300
Importance Code B	\$1,385,500	\$527,700
Importance Code C	\$69,500	
Total	\$1,553,100	\$566,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$98,300			
Interior Architecture	\$28,400		\$1,100	\$1,300
Electrical	\$21,500	\$1,400	\$44,600	\$1,400
Mechanical	\$4,700	\$4,900	\$27,400	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$156,800	\$10,200	\$76,900	\$12,300
Importance Code A	\$101,100	\$2,800	\$2,900	\$2,800
Importance Code B	\$54,400	\$7,400	\$74,000	\$9,500
Importance Code C	\$1,300			
Total	\$156,800	\$10,200	\$76,900	\$12,300



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

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

Asset #: 4447

rchitecture	Current Rep	Current Repair		e Replacement	M				
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
terior									
Exterior Walls									
Cast in Place Concrete	2%		LIFE	* *	5	\$3,900			
	Recent Repair Evident, I	0 .	rea Affec	ted : 66%					
	Location : Throughout								
Masonry: Brick	98%		LIFE	* *	5	\$38,300			
	Recent Repair Evident, Extent: Light, Area Affected: 66%								
	Location: Throughout								
Windows									
Aluminum	95% Now	\$31,300	2034	* *	5	\$1,200			
	Ctrwt/Balnc Not Funct,	Extent : Modera	te, Area I	Affected : 70%					
	Location: Throughout								
Wood	5% Now	\$3,700	2051	* *	5	\$700			
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location: Basement								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location: Basement								
	Split/Cracked, Extent: I	Moderate, Area A	Affected :	50%					
	Location: Basement								
Parapets									
Metal Rail	100%		2039	* *	5-10	\$55,700			
Roof									
Roll Roofing	95% Now	\$29,400	2022	\$98,200	5	\$19,900			
	Water Penetration, Extent : Moderate, Area Affected : 40%								
	Location: Throughout								
Slate	5%		LIFE	* *					

Interior

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

Asset #: 4447

Architecture		Current F	Repair	Futur	e Replacement	nent Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,300	
Ceramic Tile			\$41,300 ents, Extent : Seve out	2041 re, Area	* * Affected : 100%	5	\$1,100	
Ceramic Tile	-	place Evide : Through	ent, Extent : Light, out	2041 Area Affa	* * ected : 100%	5	\$2,100	
Vinyl Tile	Cracking/	Now Crumbling, : Through	\$27,200 Extent : Moderate out	2026 c, Area Aj	\$90,500 ffected : 70%	3	\$4,000	
Wood	Deflection Location Dry Rot/D Location Poor Subfi Location Split/Crac Location Other Obs Location	: Through ecay, Exter : Through loor Eviden : Through ked, Extent : Through ervation, E		th Floors Affected Affected Affected	l : 25% Affected : 50% : 25%	5 e	\$22,000	
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	\$69,500	LIFE	* *			
·	_	Crumbling, : Through	Extent : Moderate	e, Area Aj	ffected : 30%			
Metal Panel	10%			LIFE	* *			
Ceilings								
Exposed Struc: Wood	Location Split/Crac Location Worn/Eroc	ecay, Exten : Through ked, Extent : Through led, Extent	\$160,400 at: Moderate, Area out, Basement, 1st : Moderate, Area out, Basement, 1st : Moderate, Area out, Basement, 1st	Through Affected Through Affected:	4th Floors : 50% 4th Floors 75%			
Cromonoma D d		. Imough	, Dascinein, 1st		**		¢45.200	
Gypsum Board	85%			LIFE	* *	5	\$45,300	

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

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

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

Asset #: 4447

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100%	T	W I	2026	\$4,800	5	\$100	
			xtent : Moderate, A l Room - Basemen		ctea : 100%			
					Amperes Main Di	sconnect	Switch For The	
	House And				7			
Raceway	0.007							
Conduit	80%			2026	\$28,200	1		
Conduit Panelboards	20%			2036		1		
Fused Disc Sw	5%			2025	\$1,500	5		
Fused Knife Sw	15%	2-4	\$4,500	2051	* *	5	\$100	
	On Extended Location :	-	tent : Moderate, Ai t	rea Affec	ted : 100%			
Molded Case Bkrs	60%			2025	\$17,900	5	\$500	
Molded Case Bkrs	20%			2034	* *	5	\$200	
Wiring Braided Cloth	30% Insulation A Location:	_	\$15,400 nt : Moderate, Are t	2051 a Affecte	* * d : 100%	1		
Thermoplastic	70%			2036	* *	1		
Motor Controllers	, , , ,							
Locally Mounted	100%			2024	\$56,000	5	\$200	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$400	
Lighting	10070			LIII			\$400	
Interior Lighting								
Fluorescent	88%			2021	\$411,500	10	\$23,000	
	-		res, Extent : Moder	ate, Ared	a Affected : 10%			
		_	out The Building xtent : Moderate, A	Araa Affa	noted : 100%			
		Through	out The Building	ней Аује	ciea . 100/0			
Fluorescent	2%			2034	* *	10	\$500	
	Compact Fli Location :				Area Affected : 100	%		
Fluorescent	•		res, Extent : Moder out The Building	2034 rate, Area	* * a Affected : 100%	10	\$2,600	
Egress Lighting								
Emergency, Battery	45%			2021	\$17,300	10	\$3,100	
Emergency, Battery	5%			2036	* *	10	\$300	
Exit, Service	50%			2026	\$4,700	1		
Exterior Lighting HID	50%			2026	\$54,700	10		
No Component	50%							

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

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

Asset #: 4447

Electrical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$26,300	1	\$3,300	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2034	* *	1-3	\$9,200	

Mechanical	Current Repair		e Replacement	М	aintenance					
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority				
Ieating										
Energy Source										
Fuel Oil No 2	100%	2026	\$51,900	5	\$8,800					
Conversion Equipment										
Steam Boiler	50%	2031	* *	1	\$14,100					
	Other Observation, Extent : Light, A	Area Affected	: 100%							
	Location: Basement Boiler Room									
	Explanation : Iunit									
Steam Boiler	50%	2046	* *	1	\$14,100					
	Recent Installation, Extent : Light, A		: 100%		4-1,					
	Location: 1 Unit In The Basemen									
Distribution										
Central Plant Steam	100%	2046	* *	4	\$1,400					
Piping/Pmp										
Terminal Devices										
Convector/Radiator	100%	2024	\$142,600	1	\$9,200					
ir Conditioning					•					
Energy Source										
Electricity	100%	2034	* *	1						
Conversion Equipment										
Window/Wall Unit	30%	2021	\$16,700	1						
No Component	70%									
entilation Tentilation										
Exhaust Fans										
Roof	10%	2026	\$4,400	2	\$100					
Wall Unit	20%	2021	\$1,900	2	\$200					
No Component	70%									
lumbing										
H/C Water Piping										
Brass/Copper	50%	2036	* *	1						
Galvanized Steel	50%	2024	\$58,500	1						
Water Heater										
Oil Fired	100%	2026	\$22,100	1	\$800					
	Recent Installation, Extent: Light, A	Area Affected	: 100%							
	Location: 2 Unit In The Basemen	t.								

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

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

Asset #: 4447

Mechanical	Current Repair	Future Repl	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$900	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: B, 1, 2, 3, 4					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$8,000	

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