

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
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 24,666 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 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

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$25,000	
Masonry: Brick	10%			LIFE	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Façade</i>								
<i>Explanation : Stucco On Brick</i>								
<hr/>								
Windows								
Aluminum	100%			2043	**	5	\$1,900	
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$3,400	2047	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<hr/>								
Metal: Cage/Fence	35%			2040	**	5-10	\$11,900	
<hr/>								
Roof								
Asphalt Shingle	5%			2036	**	10	\$300	
IRMA/Protected Membrane	85%			2032	**	10	\$30,200	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roll Roofing	10%			2026			\$5,900	
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2036	**	5	\$3,600	
Quarry Tile	5%			2040	**	5	\$2,700	
Vinyl Tile	85%	Now	\$26,200	2027	\$261,700	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$4,300	
Gypsum Board	85%			LIFE	**	5	\$22,100	
SGFT/Glazed Masonry	5%			LIFE	**			
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2025	\$292,900	5	\$36,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								

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

Under 600 Volts

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85 LEXINGTON AVENUE
Asset # : 1976

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$7,600	
Generators								
Diesel	100%			2030	**	1	\$9,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 60 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2042	**	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room Outside</i>						
		<i>Explanation : One 300 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$176,800	10	\$22,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2027	\$6,000	1		
Emergency, Battery	10%			2027	\$3,300	10	\$600	
Exit, Service	40%			2027	\$3,200	1		
Exterior Lighting								
HID	100%			2027	\$93,000	10	\$100	

Alarm

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85 LEXINGTON AVENUE
Asset # : 1976

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Tank</i>								
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$12,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$35,300	4	\$1,200	
Terminal Devices								
Convactor/Radiator	100%			2047	**	1	\$7,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	50%			2032	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : 1st Floor And Basement</i>								
<i>Explanation : 1 Unit Each Floor In Basement And 1st Floor.</i>								
Window/Wall Unit	50%			2025	\$23,600	1		
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : Package Unit Replacement Is In Progress</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$5,400	
No Component	60%							

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85 LEXINGTON AVENUE
Asset # : 1976

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Gas Fired Hot Water Heater.</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2, R</i>					
			<i>Explanation : 1 Unit (Nb: Not In Service)</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2037	**	1-2	\$6,800	
Chemical System								
Generic	100%			2025	\$1,900	1-3	\$4,000	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2061	**	10	\$16,200	
Masonry: Brick	88%	4+	\$200,000	LIFE	**	5	\$303,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Side Entry Of Drill Area</i>								
Masonry: Brownstone	10%			LIFE	**	5	\$25,900	
Windows								
Aluminum	95%			2048	**	5	\$20,000	
Metal Louvers	5%			2035	**	10	\$6,600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$43,500	
Masonry: Brownstone	10%			LIFE	**	5	\$11,700	
Roof								
Copper/Terne	5%			2041	**	10	\$26,800	
Roll Roofing	25%			2025	\$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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stair Located At Entrance</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 5th Floor Common Area</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Side Entry To Drill Area</i>								
Ceilings								
AcousTileSusp.Lay-In	3%			2031	**	5	\$7,900	
Embossed Metal	5%			LIFE	**	5	\$5,900	
Exposed Struc: Steel	10%			LIFE	**			
Exposed Struc: Wood	32%	Now	\$576,500	LIFE	**			
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5	\$32,900	
Plaster	40%			LIFE	**	5	\$65,800	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	
Raceway								
Conduit	50%			2046	**	1		
Conduit	50%			2026	\$106,400	1		
Panelboards								
Molded Case Bkrs	70%			2042	**	5	\$3,200	
Molded Case Bkrs	30%			2025	\$48,900	5	\$1,400	
Wiring								
Braided Cloth	30%	2-4	\$79,300	2051	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2046	**	1		
Motor Controllers								
Locally Mounted	80%			2031	**	5	\$900	
Locally Mounted	20%			2024	\$29,600	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Ground Wire Jumping The Water Meter</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$53,600	
Generators								
Diesel	100%			2029	**	1	\$67,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Kw</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$38,900	
Fuel Storage								
Main Tank	100%			2041	**	5	\$5,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$2,836,600	10	\$145,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2021	\$315,200	10	\$16,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Sub-basement</i>								

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ATLANTIC AVENUE ARMORY
Asset # : 4452

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

Lighting

Egress Lighting
 Emergency, Service
 Exit, Service

50%
 50%

2026 \$47,200 1
 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, Extent : Light, Area Affected : 100%
Location : Entrance Areas And Some Corridors
Explanation : CCTV Only

Fire/Smoke Detection

No Component 20%
 Generic, Analog 80% 0-2 \$1,575,800 2036 * * 1-3 \$78,100

Malfunctioning, Extent : Light, Area Affected : 50%
Location : Various Areas Around The Building

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

Heating

Energy Source

Interruptible Gas/Dual Fuel 100% 2036 * * 1

Other Observation, Extent : Light, Area Affected : 100%
Location : Vault
Explanation : 4,500 Gallon Tank #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 Piping/Pmp 50% 2036 * * 4 \$6,500

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

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Asset # : 4452

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2027	\$1,678,600	2	\$2,700	
Interior Pkg Unit - Cooling	10%			2024	\$671,400	2	\$1,100	
No Component	65%							
Distribution								
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								
Interior	100%			2026	\$7,400	2	\$5,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2024	\$109,500	2	\$2,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Indirect Fired With 250 Gallon Storage Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$27,200	4	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 - Duplex Units</i>					
Backflow Preventer								
Generic	100%			2031	**	1	\$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 5th Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$91,900	

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ATLANTIC AVENUE ARMORY
Asset # : 4452

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

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

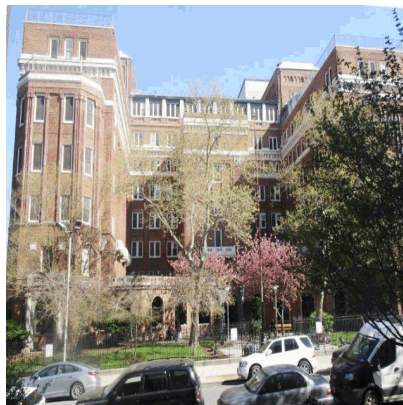
Print Date : 22-Sep-2017

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$191,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Brick	80%			LIFE	**	5	\$196,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout 2012</i>								
Masonry: Limestone	5%			LIFE	**	5	\$9,200	
Metal Panel	5%			2047	**	5-10	\$84,400	
Windows								
Aluminum	100%			2043	**	5	\$38,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	
Masonry: Brick	55%			LIFE	**	5	\$1,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%			2040	**	5-10	\$6,700	
Roof								
Built-Up (BUR)	10%			2027		10	\$3,600	
Modified Bitumen	35%			2035	**	10	\$12,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2012</i>								
Modified Bitumen	55%			2032	**	10	\$19,800	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$18,000	
Ceramic Tile	10%			2036	**	5	\$16,500	
Terrazzo	5%			LIFE	**	5	\$6,400	
Vinyl Tile	75%			2027		3	\$46,400	
Vinyl Tile	5%	Now	\$70,000	2037	**	3	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$36,100	2036	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$105,000	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	85%			LIFE	**	5	\$66,900	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$13,300	2040	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	20%			LIFE	**	5	\$41,200	
Plaster	65%			LIFE	**	5	\$67,000	
Plaster	5%	Now	\$108,000	LIFE	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$261,400	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$101,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$13,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$508,500	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$5,000	

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

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

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

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Digital

10%

2032

* *

1-3

\$8,300

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

Heating

Energy Source

HTHW/HW

100%

2037

* *

1

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

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2036

* *

1

\$54,500

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

Distribution

Hot Wtr Piping/Pump

100%

2026

\$160,600

4

\$5,400

Terminal Devices

Convactor/Radiator

85%

2032

* *

1

\$30,200

Fan Coil Unit/Heat

5%

2032

* *

1

\$1,800

No Component

10%

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

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Window/Wall Unit

5%

2022

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

Plumbing

H/C Water Piping

Brass/Copper

100%

2037

* *

1

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$10,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 2 Hot Water Exchangers</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Not Accessible	100%							
Sewage Ejector(s) Electric	100%			2032	**	4	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Backflow Preventer Generic	100%			2032	**	1	\$8,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-8</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2027	\$429,300	1-5	\$55,500	
Sprinkler No Component	97%							
Generic	3%			2027	\$30,300	1-2	\$900	
Fire Pump Not Accessible	100%							

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

Print Date : 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 : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 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



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

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

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

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

Asset # : 2588

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Slate Panels	3%			LIFE	**	5	\$4,100	
Windows								
Aluminum	100%	Now	\$75,500	2043	**	5	\$9,000	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2047	**	5	\$1,300	
Metal Rail	25%			2040	**	5-10	\$14,900	
No Component	50%							
Roof								
Copper/Terne	50%			2067	**	10	\$48,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2013</i>								
Modified Bitumen	50%			2037	**	10	\$19,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2015</i>								

Interior

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

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

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

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

Asset # : 2588

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%	Now	\$5,300	LIFE	**	5	\$22,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$98,500	2030	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$152,000	2047	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$36,500	2032	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Terrazzo	5%	Now	\$59,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	55%	Now	\$118,800	2027	\$594,000	3	\$26,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	15%	0-2	\$42,000	2022	\$209,900	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$73,000	2036	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$39,200	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$21,900	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$14,100	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Plaster	35%			LIFE	**	5	\$18,500	
SGFT/Glazed Masonry	10%	Now	\$136,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	25%	Now	\$59,000	2025	\$295,200	5	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%	Now	\$30,800	2032	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%	Now	\$40,900	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	20%	Now	\$77,100	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	40%	Now	\$200,000	LIFE	**	5	\$31,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes And One 1200 Amperes Main Disconnect Switch</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$168,100	5	\$600	

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

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

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

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

Asset # : 2588

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$26,200	
Generators								
Diesel	100%			2030	**	1	\$32,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 300kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$3,100	
Fuel Storage								
Day Tank	50%			2035	**	5	\$7,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 75 Gallons</i>						
Main Tank	50%			2042	**	5	\$1,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 275 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2035	**	10	\$62,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2022	\$279,000	10	\$15,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Egress Lighting								
Emergency, Service	20%			2022	\$8,300	1		
Emergency, Service	40%			2035	**	1		
Exit, Service	30%			2027	\$8,500	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2027	\$320,500	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$10,500	

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

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

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

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

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

Asset # : 2588

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$84,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$111,500	4	\$3,800	
Central Plant Steam Piping/Pmp	10%	Now	\$13,500	2047	**	4	\$400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	5%			2032	**	1	\$2,600	
Convactor/Radiator	95%			2032	**	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$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								
Brass/Copper	80%			2037	**	1		
Galvanized Steel	20%			2025	\$69,800	1		
Water Heater								
Gas Fired	100%			2025	\$48,500	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$8,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Asset # : 2588

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2027	\$12,100	4	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : B-6</i>				
				<i>Explanation : 2 Units - Both Not Working</i>				
Fire Suppression								
Standpipe								
Generic	100%			2027	\$331,200	1-5	\$42,900	
Sprinkler								
No Component	75%							
Generic	25%			2037		**	\$6,000	
Fire Pump								
Generic	100%	Now	\$2,600	2023	\$51,200	1	\$14,300	
				<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Basement</i>				

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

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

Print Date : 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Masonry: Brick	93%	Now	\$111,900	LIFE	**	5	\$18,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	2%			2032	**	5	\$1,200	
Windows								
Metal Clad	95%	Now	\$98,900	2052	**	5	\$6,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$600	
Roof								
Built-Up (BUR)	5%	Now	\$2,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Generator Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Generator Room</i>								
Roll Roofing	95%	Now	\$33,600	2029	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$6,700	LIFE	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor, Throughout, Stairs</i>								
Cast in Place Concrete	80%			LIFE	**	5	\$28,300	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$2,200	
Masonry: Brick	75%	Now	\$65,500	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
Exposed Concrete	100%	Now	\$103,900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2027	\$3,700	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2026	\$7,500	5	\$300	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Braided Cloth	90%	2-4	\$7,300	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2027	\$800	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2025	\$14,400	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2022	\$22,400	10	\$9,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2022	\$2,800	2		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2022	\$7,300	10	\$1,300	
Exit, Service	50%			2022	\$1,500	1		
<hr/>								
Exterior Lighting								
HID	100%			2022	\$40,700	10		
<hr/>								
Alarm								

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2032

* *

1-3

\$1,300

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2026

\$15,700

4

\$500

Terminal Devices

Convactor/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

Standpipe

Generic

100%

2027

\$42,100

1-5

\$5,500

Sprinkler

Generic

100%

2037

* *

1-2

\$3,000

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** 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 : 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,710,800	LIFE	**	5	\$411,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balcony Locations</i>								
<i>Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting</i>								
Masonry: Brick	85%	Now	\$2,695,000	LIFE	**	5	\$447,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Elevator Penthouses</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$574,100	LIFE	**	5	\$19,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Balcony At North Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	80%	Now	\$3,001,400	2052	**	5	\$35,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	20%	Now	\$935,400	2052	**	5	\$112,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Stair Shafts</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$148,900	LIFE	**	5	\$24,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Ninth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$275,200	LIFE	**	5	\$15,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade, Penthouses</i>								
Masonry: Limestone	10%	Now	\$99,800	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$476,200	2037	**			
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	45%	Now	\$93,900	2027	\$313,100			
<i>Alligating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 50%</i>								
<i>Location : 7th Floor East Roof</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%	Now	\$2,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$251,700	LIFE	**	5	\$132,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub-basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Sub-Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement</i>								
Ceramic Tile	5%	Now	\$175,900	2030	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$109,600	LIFE	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$347,800	2032	**	5	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$569,700	LIFE	**	5	\$71,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$514,500	2037	**	3	\$22,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
Vinyl Tile	35%			2032	**	3	\$79,600	
Vinyl Tile 9" X 9"	10%	0-2	\$66,700	2022	\$666,600	3	\$22,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$99,800	2042	**	5	\$28,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$529,600	2036	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout</i>								
Granite Panels	5%	0-2	\$128,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$127,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$1,283,000	LIFE	**	5	\$48,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor And Stairwells Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	55%			LIFE	**	5	\$105,700	
Ceilings								
AcousTile,Adhered	10%	Now	\$168,800	2032	**	5	\$30,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2032	**	5	\$75,800	
AcousTileSusp.Lay-In	5%	Now	\$49,000	2032	**	5	\$15,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$1,191,400	LIFE	**	5	\$284,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : 4000 Amperes Main Service</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2047	**	5	\$900	
Fused Disc Sw	20%			2047	**	5	\$300	
Fused Knife Sw	10%	2-4	\$48,800	2057	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
Molded Case Bkrs	20%			2027	\$97,600	5	\$2,100	
Raceway								
Conduit	80%			2027	\$467,400	1		
Conduit	20%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$900	
Fused Knife Sw	20%	2-4	\$107,400	2052	**	5	\$900	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	55%	2-4	\$295,500	2052	**	5	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	15%			2043	**	5	\$1,600	
Wiring								
Braided Cloth	90%	2-4	\$810,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2047	**	1		
Motor Controllers								
Locally Mounted	80%			2025	\$235,500	5	\$2,200	
Locally Mounted	20%			2040	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	
Lighting								
Interior Lighting								
Fluorescent	5%			2022	\$332,300	10	\$18,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	85%			2032	**	10	\$315,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$664,600	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2030	**	5	\$24,100	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$640,900	2027	\$6,409,100	4	\$20,000	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Terminal Devices								
Air Handler	20%	Now	\$1,065,000	2037	**	1	\$45,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Convactor/Radiator	80%			2025	\$1,621,800	1	\$104,600	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$78,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$225,800	
Exhaust Fans								
Interior	100%	Now	\$67,400	2022	\$1,347,300	2	\$9,900	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2037	**	1		
Galvanized Steel	85%	Now	\$282,500	2025	\$1,412,400	1		
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Sub-basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : House Tanks In Poor Condition</i>							
HW Heat Exchanger								
Steam Fired	100%			2057	**	4	\$40,000	
Sanitary Piping								
Cast Iron	100%	Now	\$138,600	LIFE	**	1		
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sub-basement</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$78,900	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Various Roof Drains</i>							
Sump Pump(s)								
Non-Submersible	100%			2027	\$57,900	4	\$12,900	
Sewage Ejector(s)								
Electric	100%			2032	**	4	\$24,200	
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : (2) Sb-7 (5) G-9</i>							
	<i>Explanation : 7 Units, 4 Units Not In Service / Not In Service Units Are Beyond Repair</i>							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$78,900	2037	**	1-5	\$143,700	
	<i>Corroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Sub-basement</i>							
Sprinkler								
No Component	95%							
Generic	5%			2037	**	1-2	\$5,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Limited Coverage</i>							

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Print Date : 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
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
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



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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$636,100	LIFE	**	5	\$70,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2048	**	5-10	\$26,900	
Pre-Cast Concrete	5%	Now	\$38,700	LIFE	**	5	\$12,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%	Now	\$31,500	2036	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Throughout, Coverd In Plywood</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Aluminum	15%	Now	\$111,200	2053	**	5	\$1,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$282,900	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Soffits								
Stucco Cement	100%			2033	**	5		
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$312,100	
Ceramic Tile	5%	2-4	\$9,900	2031	**	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	25%	Now	\$216,300	2038	**	3	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	10	\$6,600	
Ceramic Tile	5%			2031	**	5	\$6,600	
Concrete Masonry Unit	83%	0-2	\$241,100	LIFE	**	5	\$43,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	10%			LIFE	**	5-10	\$22,300	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$10,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								
Exposed Struc: Steel	75%			LIFE	**	10	\$151,600	
Fiber Board	15%			2028			\$98,900	
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$18,700	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Asphalt	75%	4+	\$1,600	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basket Ball Court</i>								
Cast in Place Concrete	25%			2041	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$20,800	2058	**	5	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amperes Main Disconnect Switch</i>								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Knife Sw	84%	2-4	\$102,500	2058	**	5	\$100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Fused Knife Sw	16%			2028	\$19,500	5	\$100	
Raceway								
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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Electrical Closet</i>								
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								
Locally Mounted	100%			2026	\$149,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	13%			2033	**	10	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2028	\$61,500	10	\$3,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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								
HID	30%			2028	\$84,800	10	\$100	
No Component	70%							

Alarm

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

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

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

Heating

Energy Source

Natural Gas

100%

2048

**

1

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

Location : Spinkler Service Room

Explanation : With Gas Booster Pump

Conversion Equipment

Hot Water Boiler

100%

2033

**

1

\$37,100

Recent Repair Evident, Extent : Light, Area Affected : 100%

Location : Boiler Room

Distribution

Hot Wtr Piping/Pump

100%

2036

**

4

\$5,500

Terminal Devices

Air Handler

50%

2028

\$493,100

1

\$23,200

Convactor/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

Malfunctioning, Extent : Moderate, Area Affected : 33%

Location : Roof, The Condensing Unit For 2 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies

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

Damaged, Extent : Moderate, Area Affected : 100%

Location : Boiler Room, Defective Domestic Hot Water Mixing Valve

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

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

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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater Gas Fired	100%			2026	\$42,800	2	\$1,100	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : 2-250 Gallon For Kitchen</i>					
HW Heat Exchanger HTHW/HW	100%			2038	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2-350 Gallon Tanks</i>					
Sanitary Piping Cast Iron	100%			LIFE	**	1		
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Underground</i>					
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Yard</i>					
			<i>Explanation : Storm Detention Basin For Roof Runoff</i>					
Sump Pump(s) Non-Submersible	100%			2028	\$10,700	4	\$2,400	
Sewage Ejector(s) Electric	100%			2028	\$20,200	4	\$4,500	
Fixtures Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2038	**	1-2	\$21,000	
Chemical System No Component Generic	98%			2026		1-3	\$100	
	2%		<i>Other Observation, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : For Hoods</i>					

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$84,400		
Stucco Cement	5%			2038	**	5	\$11,100		
Windows									
Aluminum	100%			2041	**	5	\$19,300		
Parapets									
Metal: Cage/Fence	100%			2038	**	5-10	\$34,300		
Roof									
Metal Panel	35%			2038	**	10	\$41,200		
Modified Bitumen	65%			2025	\$242,600	10	\$41,700		
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$22,600		
Ceramic Tile	5%			2034	**	5	\$5,200		
Vinyl Tile	85%			2025	\$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									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2045	**	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 3,000 Amperes Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2045	**	5	\$300		
Raceway									
Conduit	100%			2045	**	1			
Panelboards									
Fused Disc Sw	5%			2041	**	5	\$100		
Molded Case Bkrs	95%			2041	**	5	\$1,700		
Wiring									
Thermoplastic	100%			2045	**	1			
Motor Controllers									
Locally Mounted	100%			2038	**	5	\$500		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$1,000		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	5%			2030	**	10	\$3,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	95%			2030	**	10	\$60,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$8,300	
Exit, Service	50%			2030	**	1		
Lightning Protection								
Arresters/Cabling Generic	100%			2053	**	5	\$2,000	
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$7,800	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$42,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$3,400	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$22,300	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$12,100	2023	\$241,800	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, 2 Units</i>								
Window/Wall Unit	70%			2020	\$94,300	1		
No Component	20%							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$19,300	
No Component	50%							
Exhaust Fans								
Roof	100%			2025	\$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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Hot Water Coils In Boiler</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2030	**	1	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$19,400	

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

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

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

Print Date : 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
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 03-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$22,700	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
Stucco Cement	75%			2046	**	5	\$28,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,100	2042	**	5	\$500	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2056	**	5	\$900	
Stucco Cement	90%			2046	**	5	\$5,500	
Roof								
Modified Bitumen	95%	Now	\$5,300	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$7,100	2046	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Ceramic Tile	5%			2035	**	5	\$1,000	
Quarry Tile	5%			2039	**	5	\$1,500	
Vinyl Tile	85%			2031	**	3	\$8,400	
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	
Gypsum Board	90%			LIFE	**	5	\$12,700	
Ceilings								
AcousTileSusp.Lay-In	25%			2031	**	5	\$4,900	
Gypsum Board	75%			LIFE	**	5	\$18,500	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	**	5	\$400	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$172,900	10	\$9,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	10%			2031	**	10	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	10%			2026	\$21,600	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	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, H B Smith 310,000 Btu/hr</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$600	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%	0-2	\$123,300	2036	**	2	\$500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Malfunctions, Total Equipment Replacement Recommended</i>								
Window/Wall Unit	20%			2021	\$5,100	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
Exhaust Fans								
Roof	100%			2026	\$20,400	2	\$400	
Plumbing								
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								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2036	**	1-2	\$3,700	
Chemical System								
Generic	100%			2021	\$1,900	1-3	\$3,700	

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

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

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

Print Date : 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
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$177,600	
Windows								
Aluminum	75%	2-4	\$302,300	2044	**	5	\$7,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Apartment Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Apartment Windows</i>								
Aluminum	25%			2044	**	5	\$4,800	
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$15,200	
Metal Panel	5%			2048	**	5	\$900	
Metal: Cage/Fence	45%	2-4	\$7,900	2033	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2041	**	10	\$29,400	
Modified Bitumen	75%	4+	\$28,000	2028	\$279,900			
<i>Drains Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower One Story Roof</i>								
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$2,200	LIFE	**	5	\$22,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Plumbing Room In Basement</i>								
Ceramic Tile	5%	Now	\$5,000	2031	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bathrooms Throughout</i>								
Vinyl Tile	85%			2033	**	3	\$33,000	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$35,400	
Ceramic Tile	5%			2037	**	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,000	
Glass: Single Pane	5%			LIFE	**	5	\$10,600	
Gypsum Board	65%			LIFE	**	5-10	\$156,200	
Ceilings								
Exposed Concrete	75%			LIFE	**	5-10	\$97,900	
Gypsum Board	25%			LIFE	**	5-10	\$89,700	
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	60%			2048		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Steel Mesh Style Fence</i>								
Iron Picket	40%	4+	\$500	2063		**		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Central Play Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033		**		
On-Site Walkways								
Asphalt	25%	4+	\$200	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garden Walk Area</i>								
Cast in Place Concrete	75%			2041		**		
Parking/Driveway								
Asphalt	100%	4+	\$4,500	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Lot Area</i>								
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	\$300	
Raceway								
Conduit	100%			2038		**	1	
Panelboards								
Molded Case Bkrs	100%			2036		**	\$1,700	
Wiring								
Thermoplastic	100%			2038		**	1	
Motor Controllers								
Locally Mounted	100%			2033		**	\$400	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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%	Now	\$138,700	2068	**	5	\$1,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : A Lightning Rod Is Disconnected From Equipment And Is Laying On Floor.</i>					
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$58,800	1	\$7,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2028	\$670,600	1-3	\$41,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	45%	Now	\$10,500	2033	**	1	\$13,000	
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Hot Water Boiler	55%			2041	**	1	\$17,600	

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$4,700	2036	**	4	\$3,200	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hot Water Return Line</i>								
Terminal Devices								
Air Handler	20%	Now	\$51,200	2033	**	1	\$7,200	
<i>Not in Service, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	80%			2033	**	1	\$16,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2023		1	\$31,600	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$22,900	
No Component	60%							
Exhaust Fans								
Interior								
	20%	Now	\$4,300	2028	\$43,200	2	\$300	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Roof								
	80%	Now	\$16,100	2023	\$80,600	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper								
	85%	2-4	\$7,700	2048	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Booster Pump</i>								
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	

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

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

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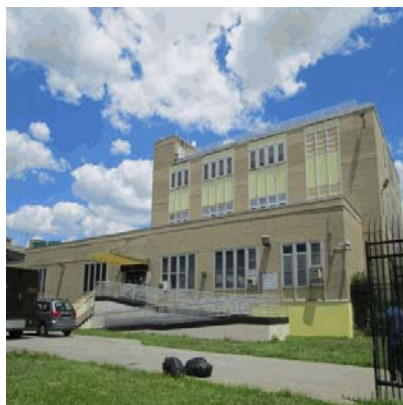
Print Date : 22-Sep-2017

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$48,700	
Masonry: Brick	80%	2-4	\$117,400	LIFE	**	5	\$39,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flashing Line At Third Floor</i>								
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	10%	Now	\$2,300	2048	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	80%			2041	**	5-10	\$21,700	
Roof								
Modified Bitumen	100%	Now	\$38,100	2028			\$381,200	
<i>Blisters, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Insul Deter/Miss, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Roof</i>								
Soffits								
Cast in Place Concrete	75%			LIFE	**	5		
Glass: Special Gauge	25%			LIFE	**	1		
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$11,900	LIFE	**	5	\$125,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Dorm</i>								
Ceramic Tile	5%			2037	**	5	\$4,400	
Quarry Tile	5%			2041	**	5	\$6,600	
Vinyl Tile	25%	4+	\$37,600	2028		3	\$187,800	\$8,300
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$60,100	
Gypsum Board	20%			LIFE	**	5-10	\$34,100	

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

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$2,900	2033	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office Space</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office</i>								
Exposed Concrete	80%	4+	\$45,500	LIFE	**	5	\$11,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corridor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	0-2	\$60,900	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2028	\$8,300	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - 1600 Amperes</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2028	\$97,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 - Switchgear Line-ups</i>								
Raceway								
Conduit	100%			2028	\$51,300	1		

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

Asset # : 3014

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2027	\$3,400	5		\$100
Molded Case Bkrs	75%	2-4	\$50,400	2053	**	5		\$600
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	15%			2036	**	5		\$200
Molded Case Bkrs	5%			2050	**	5		\$100
Wiring								
Braided Cloth	20%	2-4	\$15,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2028	\$61,500	1		
Motor Controllers								
Locally Mounted	80%			2026	\$46,500	5		\$300
Locally Mounted	20%			2041	**	5		\$100
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		\$1,700
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1		\$18,200
Generators								
Diesel	100%			2037	**	1		\$22,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 80 Kw</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5		\$2,200
Fuel Storage								
Main Tank	100%			2043	**	5		\$1,700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Rating Capacity</i>								
Lighting								

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

Asset # : 3014

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	5%			2028	\$48,500	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2028	\$97,100	10	\$5,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2028	\$48,500	10	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	80%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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								
No Component	70%							
Generic	30%			2036	**	1	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2033	**	1-3	\$10,900	

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

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

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

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

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

Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2041	**	1	\$19,100	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$44,800	2038	**	2	\$300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Rooftop</i>							
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	
Plumbing								
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								
Generic	50%			2033	**	1	\$1,800	
Generic	50%	Now	\$2,100	2033	**	1	\$1,600	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Domestic Backflow Valve Leaking</i>							
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vertical Transport								

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

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

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

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

Asset # : 3014

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

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

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

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

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



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

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

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

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

Asset # : 1960

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	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								
Aluminum	100%			2044	**	5	\$36,300	
Roof								
Modified Bitumen	10%	Now	\$4,700	2028			\$46,800	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Cafateria Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen Area</i>								
Single Ply Membrane	90%			2028		10	\$72,400	
Soffits								
Fiberglass Panel	15%			2037	**	5		
Wood	85%			2033	**	5		
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$62,000	LIFE	**	5	\$43,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	0-2	\$77,000	2031	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%	4+	\$185,800	2028		3	\$41,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Strairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	25%	0-2	\$54,700	2023		3	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 1960

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$50,300	2031	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Gypsum Board	10%			LIFE	**	5-10	\$31,100	
Masonry: Brick	10%			LIFE	**	10	\$5,500	
Plaster	75%	Now	\$21,900	LIFE	**	5	\$41,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2026	\$80,300	5	\$9,900	
Exposed Concrete	20%			LIFE	**	5-10	\$49,700	
Plaster	75%	Now	\$39,100	LIFE	**	5	\$93,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Kitchen Area</i>								
Site Enclosure								
Fence/Gates								
Chain link	10%			2028				
Iron Picket	90%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,200	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	0-2	\$62,700	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Asset # : 1960

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Dry Type	100%			2033	**	3	\$600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4160/208/120 Volts , 225 Kva</i>							
Feeders								
Cable	100%			2027	\$15,400	1		
Raceway								
Conduit	100%			2028	\$40,900	1		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- 800 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2048	**	5	\$2,700	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pre-fab Machinery Enclosure</i>							
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	\$167,300	2053	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$205,400	5	\$700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$31,600	
Generators								
Diesel	100%			2031	**	1	\$39,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Genset Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$3,800	

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

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

Asset # : 1960

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2043	**	5	\$3,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 275 Gallons Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	90%			2028	\$1,515,400	10	\$84,700	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2028	\$84,200	10	\$4,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Fluorescent	5%			2033	**	10	\$4,700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
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								
No Component	70%							
Generic	30%			2028	\$93,000	1	\$11,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways And Outside</i>							
	<i>Explanation : CCTV Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$63,200	

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

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

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

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

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

Asset # : 1960

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$5,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	40%			2033	**	1	\$25,400	
Convactor/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)								
Submersible	100%			2019	\$3,300	4	\$3,300	
Backflow Preventer								
No Component	50%							
Generic	50%			2033	**	1	\$3,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit Has Not Worked In 2 Years</i>								
Fire Suppression								
Standpipe								
Generic	100%			2048	**	1-5	\$51,700	
Sprinkler								
Generic	100%			2048	**	1-2	\$28,700	

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
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

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



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

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

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

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

Asset # : 1959

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	81%	Now	\$222,100	LIFE	**	5	\$36,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%	2-4	\$300	2048	**	5	\$1,700	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Backyard Entrance</i>								
Metal Sect. OHD	2%			2033	**	5	\$2,800	
Wood	15%	Now	\$35,800	2033	**	5	\$17,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$11,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	25%	4+	\$26,700	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	65%	0-2	\$97,900	2028	\$195,900			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%	Now	\$95,500	2033	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Asset # : 1959

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Metal Panel	75%			2048	**	5-10	\$22,200	
Wood	25%	0-2	\$5,600	2033	**	5	\$2,700	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$217,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	15%	Now	\$24,100	2031	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Shower Rooms</i>								
Vinyl Tile	25%	Now	\$35,200	2028	\$176,100	3	\$7,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$22,800	2031	**	5	\$2,100	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$39,700	
Glass: Single Pane	1%			LIFE	**	5	\$1,200	
Gypsum Board	19%	Now	\$3,300	LIFE	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	15%			LIFE	**	10	\$3,700	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$8,300	
Exposed Struc: Wood	85%			LIFE	**	10	\$105,800	
Gypsum Board	5%	Now	\$8,400	LIFE	**	5	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain link	5%			2048	**			
Iron Picket	95%			2063	**			
Site Pavements								

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

Asset # : 1959

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		
Parking/Driveway								
Asphalt	85%	Now	\$246,200	2031		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	15%	Now	\$11,800	2041		**		
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts								
Transformers								
Liquid Filled	100%	0-2	\$137,200	2048		**	3	\$500
			<i>Liquid Leakage, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Outside Building</i>					
			<i>Explanation : 500 Kva 4160/2400/208/120 Volts</i>					
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	5	\$200
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Nameplate Rating Not Available, 1500 Amperes Fuses</i>					
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

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

Asset # : 1959

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Emergency Generator Rated @ 100 Kw</i>						
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$2,000	
Fuel Storage								
Main Tank	100%			2043	**	5	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : 275 Gallon Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	85%			2028	\$770,300	10	\$43,000	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	7%			2028	\$63,400	10	\$3,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Rooms</i>						
HID	4%			2028	\$5,400	10	\$100	
Incandescent	2%			2023	\$18,100	2		
LED	2%			2036	**			
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen And Cafeteria</i>						
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								
No Component	70%							
Generic	30%			2028	\$50,000	1	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						

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

Asset # : 1959

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

Alarm

Fire/Smoke Detection Generic, Analog	100%			2036	**	1-3	\$34,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells

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

Heating

Energy Source Fuel Oil No 2	100%			2048	**	5	\$17,100	
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Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$27,300	
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Recent Repair Evident, Extent : Light, Area Affected : 20%

Location : Boiler Room

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

Location : 1st Floor

Explanation : 6 Seperate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water

Distribution Hot Wtr Piping/Pump	75%			2036	**	4	\$3,100	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Boiler Room

Hot Wtr Piping/Pump	25%			2036	**	4	\$1,000	
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Terminal Devices Air Handler	10%			2028	\$72,600	1	\$3,400	
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Convector/Radiator	90%			2033	**	1	\$16,100	
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Air Conditioning

Energy Source Electricity	100%			2044	**	1		
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Conversion Equipment Split Unit	10%			2033	**			
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Window/Wall Unit	20%			2021	\$21,500	1		
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No Component	70%							
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,700	
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Exhaust Fans Roof	100%			2036	**	2	\$1,700	
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Plumbing

H/C Water Piping Galvanized Steel	100%			2033	**	1		
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HW Heat Exchanger Steam Fired	100%			2028	\$82,200	4	\$8,200	
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER / SCHWARTZ BUILDING

Asset # : 1959

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

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$94,500	
Metal Panel	2%			2046	**	5-10	\$13,700	
Window Wall	3%			2046	**	5	\$11,200	
Windows								
Aluminum	95%			2042	**	5	\$6,300	
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,000	
Masonry: Brick	50%			LIFE	**	5	\$3,900	
Metal Panel	5%			2046	**	5	\$1,500	
Roof								
Modified Bitumen	100%	Now	\$370,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,700	
Ceramic Tile	5%			2035	**	5	\$5,400	
Vinyl Tile	75%			2026	\$690,600	3	\$30,500	
Vinyl Tile	10%	4+	\$92,100	2036	**	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,000	
Glass: Single Pane	10%			LIFE	**	5	\$9,700	
Gypsum Board	65%			LIFE	**	5	\$50,600	
Ceilings								
Exposed Concrete	70%	Now	\$48,800	LIFE	**	5	\$11,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$40,700	

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Four 600a Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$1,700	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	**	1	\$22,700	
Generators								
Diesel	100%			2029	**	1	\$28,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One125kw</i>						
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,700	
Fuel Storage								
Main Tank	100%			2041	**	5	\$2,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 175 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$237,900	10	\$13,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T12 Lamps And Compact Fluorescent</i>						
Fluorescent	80%			2036	**	10	\$53,200	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	60%			2026	\$21,400	1		
Exit, Service	40%			2026	\$9,600	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
LED	50%			2036	**			
No Component	50%							
Lighting Protection								
Arresters/Cabling								
Generic	100%			2041	**	5	\$700	
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	**	1	\$5,500	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	**	1-3	\$23,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Furnace	30%	Now	\$4,800	2026	\$47,900	1	\$9,700	
								<i>Not in Service, Extent : Severe, Area Affected : 30%</i>
								<i>Location : Four Roof Mounted Units</i>
Hot Water Boiler	70%			2039	**	1	\$25,100	
								<i>Other Observation, Extent : Light, Area Affected : 70%</i>
								<i>Location : Boiler Room</i>
								<i>Explanation : 2 Units</i>
Distribution								
Hot Wtr Piping/Pump	70%			2034	**	4	\$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		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$2,900	2026	\$57,500	1	\$3,000	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : No Access To Check Refrigerant Type.</i>							
Window/Wall Unit	30%			2021	\$42,400	1		
No Component	60%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2026	\$51,600	1	\$2,300	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2026	\$5,500	2	\$5,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,400	
Exhaust Fans								
Interior	20%			2031	**	2	\$400	
Roof	80%			2031	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2039	**	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$10,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilers</i>							
	<i>Explanation : Hot Water Coils In Boilers</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	**	4	\$2,300	
Sewage Ejector(s)								
Electric	100%	Now	\$2,000	2026	\$19,900	4	\$2,900	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Backflow Preventer								
Generic	100%			2031	**	1	\$4,400	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2, 3, 4</i>								
<i>Explanation : 2 Units.</i>								
Fire Suppression	Sprinkler							
	Generic	100%			2046	**	1-2	\$20,300
Chemical System	Generic	100%			2024	\$1,900	1-3	\$3,700

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

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

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

Print Date : 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
Program / Asset # : DHS0012.000 / 1972 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 28,650 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%	Now	\$313,700	LIFE	**	5	\$104,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$40,600	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	0-2	\$107,600	2032	**	5	\$46,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$126,200	2043	**	5	\$15,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$82,800	2052	**	5	\$9,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$149,600	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2047	**	5	\$3,700	
Roof								
Modified Bitumen	95%			2032	**	10	\$31,600	
Skylight, Metal/Glass	5%			2047	**	10	\$5,500	
Interior								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	10%	Now	\$45,300	2030	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	10%			2036	**	5	\$11,700	
Terrazzo	5%	Now	\$13,600	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	75%	Now	\$298,100	2032	**	3	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$9,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$3,700	
Gypsum Board	75%			LIFE	**	5	\$83,900	
Marble Panels	2%	Now	\$14,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	13%			LIFE	**	5	\$7,300	
Ceilings								
Gypsum Board	80%	Now	\$94,600	LIFE	**	5	\$117,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$30,700	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 250 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$800	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$700	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	10%			2027	\$47,000	10	\$2,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2032	**	10	\$3,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	75%			2027	\$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	

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%	Now	\$7,200	2032	**	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025		1	\$5,600	
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$8,900	2032	**	2	\$700	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2037	**	1		
Galvanized Steel	90%			2032	**	1		
HW Heat Exchanger								
Steam Fired	100%			2053	**	4	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils Located In Boiler</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	**	1	\$1,800	
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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

** 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 : E.119 STREET VETERANS RESIDENCE
Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	4+	\$40,100	LIFE	**	5	\$66,600	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Penthouse</i>							
	<i>Efflorescence, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Window Wall	25%			2048	**	5	\$83,300	
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%	0-2	\$15,300	2044	**	5	\$9,200	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : First Floor, Under Construction</i>							
	<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2037	**	10	\$6,000	
Parapets								
Concrete Masonry Unit	44%			LIFE	**	5-10	\$10,700	
Masonry: Brick	49%	0-2	\$25,000	LIFE	**	5	\$2,200	
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West End Over Room 601 And 605</i>							
Metal Panel	5%	2-4	\$300	2038	**	5	\$400	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Metal Rail	2%			2041	**	5-10	\$1,600	
Roof								
Modified Bitumen	100%	Now	\$7,500	2033	**			
	<i>Patching Evident, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Upper Roof</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lower Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Lower Roof</i>							
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,300	
Sheet Vinyl/Rubber	1%	Now	\$30,700	2038	**	5	\$800	
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Elevators</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevators</i>								
Vinyl Tile	89%	2-4	\$156,400	2033	**	3	\$34,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$23,500	LIFE	**	5	\$8,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage And Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage And Electric Room</i>								
Glass Block	3%			LIFE	**	10	\$1,700	
Glass: Single Pane	12%			LIFE	**	5	\$25,500	
Gypsum Board	70%	Now	\$41,000	LIFE	**	5	\$59,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room, Laundry Rooms</i>								
Ceilings								
Exposed Concrete	65%			LIFE	**	5-10	\$84,800	
Gypsum Board	35%	Now	\$7,400	LIFE	**	5	\$45,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Rec Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Rec Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain link	85%			2048	**			
Iron Picket	15%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Rear Parking Lot/ Activity Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,900	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	**			
		<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Yard</i>						
		<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Yard</i>						
		<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Rear Yard</i>						
Pavers/Stone	25%			2037	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2048	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1 - 800 Amperes Main Disconnect Switch</i>						
Fused Disc Sw	25%			2048	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 3 - 800 Amperes Disconnect Switches, 2-400 Amperes Disconnect Switches</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Drip Shield Above Switchboard Drains Water Onto Floor Of Electrical Room</i>						
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 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.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$20,500	
Generators								
Diesel	100%			2037	**	1	\$25,800	
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$2,500	
Fuel Storage								
Main Tank	100%			2056	**	5	\$2,000	
Lighting								
Interior Lighting								
Fluorescent	40%			2033	**	10	\$24,400	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Fluorescent	20%			2033	**	10	\$12,200	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
LED	40%			2036	**			
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
Egress Lighting								
Emergency, Service	60%			2033	**	1		
Exit, Service	40%			2033	**	1		
Exterior Lighting								
HID	25%			2028	\$62,700	10	\$100	
LED	5%			2036	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	90%	4+	\$6,400	2068	**	5	\$900	
			<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Roof Perimeter</i>					
			<i>Explanation : Air-terminations Missing</i>					
Generic	10%			2056	**	5	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$7,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2028	\$275,000	1-3	\$16,900	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Furnace	20%			2028	\$29,300	1	\$6,600	
Hot Water Boiler	80%			2045	**	1	\$26,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$4,900	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$21,500	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2028	\$100,700	2	\$800	
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	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Coils In Broken Boiler Not Working</i>								
Sanitary Piping								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Entire Facility Undergoing A Sewer System Replacement</i>								
Storm Drain Piping								
Under Construction	100%							
Sump Pump(s)								
Non-Submersible	100%			2028	\$9,500	4	\$2,100	
Sewage Ejector(s)								
Electric	100%			2028	\$17,900	4	\$4,000	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2033	**	1	\$2,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Only On Sprinkler And Standpipe Service</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C-6</i>						
		<i>Explanation : Two Units</i>						
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	

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Sep-2017

DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : EAST 3RD STREET SHELTER
Address : 282 EAST 3RD STREET @AVENUE C
Borough : MANHATTAN **Agency's Number** : SM03
Program / Asset # : DHS0069.000 / 4441 **Yr Built/Renovated** : 1937 / 2006
Area Sq Ft : 28,867 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$6,500	
Masonry: Brick	25%			LIFE	**	5	\$10,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	30%			LIFE	**	5	\$12,500	
Masonry: Brick	17%	Now	\$21,400	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,100	
Windows								
Aluminum	100%			2041	**	5	\$2,800	
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$600	
Masonry: Brick	40%			LIFE	**	5	\$900	
Masonry: Brick	25%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	5%			2035	**	5	\$400	
Pre-Cast Concrete	5%	Now	\$800	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	75%	Now	\$7,800	2030	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Sixth Floor Bathroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Bathroom</i>								
Paver: Asphalt	20%	Now	\$31,900	2040	**			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Over Kitchen</i>								
Roll Roofing	5%			2021		5	\$1,500	
Interior								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,600	
Ceramic Tile	10%			2034	**	5	\$4,200	
Quarry Tile	5%			2038	**	5	\$3,200	
Vinyl Tile	80%			2025	\$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	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sixth Floor Bathroom</i>								
Exposed Concrete	7%			LIFE	**	5	\$500	
Exposed Struc: Steel	3%	Now	\$26,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steel Members In Electrical Room In Basement</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$800	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor 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	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2034	**	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 156 Kva Onan Genset</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,100	
<hr/>								
Fuel Storage								
Main Tank	100%			2053	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$26,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
<hr/>								
Exterior Lighting								
Fluorescent	100%			2030	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$298,500	1-3	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights And Smoke Detectors</i>								

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2030	**	1	\$14,000
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : 2 Units</i>						
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$1,400
Terminal Devices							
Air Handler	60%			2025	\$223,800	1	\$10,500
Convactor/Radiator	30%			2030	**	1	\$2,800
Fan Coil Unit/Heat	10%			2025	\$39,700	1	\$900
Air Conditioning							
Energy Source Electricity	100%			2033	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	75%			2023	\$743,700	2	\$1,300
Window/Wall Unit	5%			2020	\$2,800	1	
No Component	20%						
Heat Rejection							
Evaporative Condenser	100%			2025	\$65,800	2	\$19,800
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,800
Exhaust Fans							
Interior	50%	Now	\$28,300	2035	**	2	\$300
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Interior Unit Could Not Be Located, May Have Been Removed</i>						
Roof	50%			2030	**	2	\$400
Plumbing							
H/C Water Piping							
Galvanized Steel	100%			2030	**	1	
Water Heater							
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	100%	Now	\$800	2025	\$7,800	4	\$1,100
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
	<i>Location : Only One Float Switch For 2 Pumps</i>						
Backflow Preventer							
Generic	100%			2033	**	1	\$1,700
Fixtures							
Generic	100%						
Vertical Transport							

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2035		**	1-5	\$14,300
Sprinkler								
Generic	100%			2035		**	1-2	\$8,000
Fire Pump								
Generic	100%			2028	\$17,100		1	\$5,300

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

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

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

Print Date : 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
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$133,200	
Metal Panel	5%			2048	**	5-10	\$30,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Top Window Atrium Bulkheads</i>								
<i>Explanation : Metal Cladding</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Windows And Window Walls</i>								
<i>Explanation : Exposed Steel Window Lintels And Surrounds</i>								
Window Wall	15%			2048	**	5	\$50,000	
Windows								
Aluminum	100%	Now	\$241,900	2036	**	5	\$9,600	
<i>Air Infiltration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows Unable To Close</i>								
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	
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : 4th Floor Balcony</i>								
Modified Bitumen	85%	4+	\$31,700	2028			\$317,200	
<i>Alligating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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								
Chain link	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,200	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Sidewalk By Driveway Entrance</i>								
<i>Tripping Hazard, Extent : Light, Area Affected : 5%</i>								
<i>Location : Two Locations At Front Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,300	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garden At Rear Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$7,400	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bottom Of Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bottom Of Driveway</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	75%			2036	**	5	\$1,200	
Molded Case Bkrs	25%	Now	\$16,800	2053	**	5	\$200	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$18,800	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2033	**	10	\$33,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2033	**	10	\$22,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2028		1	\$15,000	
Exit, Service	50%			2028		1	\$10,100	
Exterior Lighting								
HID	100%			2023		10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028		1	\$6,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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

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

Alarm

Fire/Smoke Detection
Generic, Analog

100%		2028	\$630,700	1-3	\$38,700
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Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns

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

Heating

Energy Source
Natural Gas

90%	4+	\$2,400	2038	**	1
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Corroded, Extent : Moderate, Area Affected : 10%
Location : Roof

Natural Gas

10%			2048	**	1
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Conversion Equipment
Furnace

10%	Now	\$13,400	2038	**	1	\$2,700
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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
Explanation : 4 Units

Hot Water Boiler

90%	0-2	\$7,900	2026	\$395,700	1	\$24,400
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Corroded, Extent : Moderate, Area Affected : 2%
Location : Both Boilers
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%			2036	**	4	\$4,500
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Terminal Devices

Convactor/Radiator

100%			2033	**	1	\$19,700
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Air Conditioning

Energy Source

Electricity

100%			2036	**	1
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DEPT. OF HOMELESS SERVICES - 071
EAST NEW YORK AVENUE SRO
Asset # : 51

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	2%			2033	**	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : For Elevator Machinery Room</i>								
Split Unit	3%			2023	\$36,500			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Office Area</i>								
Window/Wall Unit	40%			2023	\$47,500	1		
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	
Exhaust Fans								
Roof	100%	Now	\$28,400	2028	\$94,700	2	\$1,500	
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$8,500	2038	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Booster Pump</i>								
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%			2028	\$8,700	4	\$1,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2028	\$14,500	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B -4</i>								
<i>Explanation : Two Units</i>								

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

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

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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



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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$172,700	LIFE	**	5	\$28,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,600	
Stucco Cement	47%	Now	\$155,900	2031	**	5	\$33,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2042	**	5	\$3,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	40%	Now	\$10,400	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%	Now	\$28,700	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
Roof								
Modified Bitumen	100%			2031	**	10	\$36,700	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,600	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	15%	Now	\$9,100	2035	**	5	\$4,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$6,600	2026	\$132,600	3	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	55%	Now	\$113,200	2054	**	5	\$32,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	20%	Now	\$41,200	2035	**	5	\$7,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	3%	Now	\$6,700	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	57%	Now	\$17,600	LIFE	**	5	\$25,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$12,000	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$5,000	2039	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	80%	Now	\$25,200	LIFE	**	5	\$62,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes And One 200 Amperes Main Disconnect Switch For The House And Day Care</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,100	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	

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DEPT. OF HOMELESS SERVICES - 071

FANNY BARNES

Asset # : 4455

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2026	\$274,100	10	\$15,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2034	**	10	\$1,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	55%			2026	\$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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units, Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$3,000	2034	**	4	\$2,100	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$13,500	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Air Conditioning									
Conversion Equipment									
Interior Pkg Unit - Cooling	20%			2024	\$292,000	2	\$500		
Window/Wall Unit	15%			2021	\$12,200	1			
No Component	65%								
Distribution									
Ductwork/Diffusers	20%			LIFE	**	2	\$10,900		
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,300		
Exhaust Fans									
Roof	100%			2031	**	2	\$1,300		
Plumbing									
H/C Water Piping									
Galvanized Steel	100%			2031	**	1			
Water Heater									
Gas Fired	100%			2021	\$23,800	2	\$600		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Boiler Room</i>					
				<i>Explanation : 1 Unit - Multi Temp</i>					
Sanitary Piping									
Cast Iron	100%			LIFE	**	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	**	1			
Sump Pump(s)									
Non-Submersible	100%			2021	\$6,100	4	\$900		
Sewage Ejector(s)									
Electric	100%			2026	\$11,400	4	\$1,700		
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	90%								
Generic	10%			2046	**	1-2	\$1,200		
Chemical System									
Generic	100%			2024	\$1,900	1-3	\$3,700		

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

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

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

Print Date : 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
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$151,000	
Masonry: Brick	15%	Now	\$80,300	LIFE	**	5	\$13,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$19,300	
Parapets								
Metal: Cage/Fence	100%	4+	\$17,600	2033	**	5	\$14,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	30%	4+	\$4,300	2041	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pyramid Roof Over Common Space</i>								
Modified Bitumen	70%	4+	\$52,200	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower One Story Roof Areas</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
Interior								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$67,900	
Ceramic Tile	10%			2037	**	5	\$10,400	
Vinyl Tile	75%			2033	**	3	\$29,100	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$7,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$11,300	
Glass: Single Pane	5%			LIFE	**	5	\$10,600	
Gypsum Board	75%			LIFE	**	5-10	\$180,300	
Masonry: Brick	5%			LIFE	**	10	\$2,100	
Ceilings								
Gypsum Board	100%	4+	\$21,100	LIFE	**	5	\$130,500	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	75%			2048		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Property Perimeter</i>								
<i>Explanation : Steel Mesh Type Fence</i>								
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		**		
<i>Potholes, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot Area</i>								
Activity Yard								
Asphalt	35%			2037		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard Area</i>								
<i>Explanation : Basketball Court</i>								
Rubber Matting	65%	4+	\$2,500	2028	\$50,200			
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Play Ground Areas At Rear Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038		**	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	\$300	
Raceway								
Conduit	100%			2038		**		
Panelboards								
Fused Disc Sw	2%			2036		**		
Molded Case Bkrs	98%			2036		**	\$1,800	
Wiring								
Thermoplastic	100%			2038		**		
Motor Controllers								
Locally Mounted	100%			2033		**	\$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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$33,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	4+	\$5,000	2036	**	4	\$3,400	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Pumps In Basement</i>						
Terminal Devices								
Air Handler	60%			2028		1	\$25,500	
Convactor/Radiator	40%			2033	**	1	\$8,900	
Air Conditioning								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%			2023	\$155,900	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Units Serve General Areas Only</i>								
<i>Explanation : Multiple Roof Units</i>								
Split Unit	10%			2028	\$137,000			
Window/Wall Unit	20%			2023	\$26,700	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$12,100	
No Component	80%							
Exhaust Fans								
Interior	10%			2028	\$22,800	2	\$200	
Roof	90%	4+	\$4,800	2028	\$95,900	2	\$1,500	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2026	\$39,100	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$47,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Stock Room And Plumbing Room</i>								
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								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor To 2nd Floor Community Room</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								

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

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

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

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

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

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

Print Date : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER

Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$24,400	LIFE	**	5	\$108,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$238,800	
Masonry: Brick	10%	Now	\$261,500	LIFE	**	5	\$43,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West And South Facades</i>								
Masonry: Limestone	5%	Now	\$118,400	LIFE	**	5	\$16,300	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Multiple Locations Throughout</i>								
Metal Panel	10%	0-2	\$62,300	2035	**	5	\$81,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Window Wall	15%	Now	\$625,300	2035	**	5	\$122,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
Windows								
Aluminum	10%			2047	**	5	\$2,700	
Steel	75%	Now	\$1,222,300	2050	**	5	\$128,500	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	5%			2041	**	5	\$13,700	
Wood	10%	Now	\$76,800	2050	**	5	\$13,700	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$30,800	LIFE	**	5	\$30,500	
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And Throughout</i>								
Masonry: Brick	70%			LIFE	**	5	\$55,200	
Masonry: Brick	20%	Now	\$181,900	LIFE	**	5	\$15,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Northwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade - Leaning In Toward The Roof</i>								
Metal Panel	5%	Now	\$30,300	2045	**	5	\$7,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	25%	Now	\$399,500	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side</i>								
<i>Explanation : Pitch Pockets Leaking</i>								
Modified Bitumen	75%	Now	\$152,400	2025	\$1,524,100			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Drill Floor</i>								

Interior

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$39,100	
Ceramic Tile	5%	2-4	\$17,300	2028	\$345,900	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	23%	Now	\$48,700	2030	**	5	\$61,700	
<i>Adhesion Failure, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Entrance Lobby Of Armory</i>								
Terrazzo	2%			LIFE	**	5	\$5,600	
Traffic Topping	5%	Now	\$11,100	2025	\$221,400	5	\$11,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Epoxy With Sand Finish</i>								
Traffic Topping	20%			2030	**	5	\$89,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Track And Portions Of Drill Floor</i>								
<i>Explanation : Refers To Rubberized Surface.</i>								
Vinyl Tile	25%	Now	\$758,800	2035	**	3	\$33,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
Wood	15%			2028	\$1,766,000	5	\$100,600	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Walls Of Mechanical Space</i>								
Ceramic Tile	3%			2028	\$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	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway</i>								
Wood	5%			LIFE	**	5	\$55,900	
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : New Toilet Rooms Being Constructed</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2025	\$39,200	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes</i>								
Fused Disc Sw	50%			2045	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amperes For Air Conditioning</i>								
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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Main Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$72,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 400 Amperes For Fire Pump</i>							
Generators								
Diesel	100%			2034	**	1	\$91,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Track And Field Space</i>							
	<i>Explanation : 250 Kw</i>							
Batteries								
Nickel Cadmium	100%			2020		5	\$52,800	
Fuel Storage								
Main Tank	100%			2053	**	5	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 600 Gallons</i>							
Lighting								
Interior Lighting								
Fluorescent	75%			2025	\$2,940,500	10	\$164,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Mostly T-12</i>							
Fluorescent	8%			2030	**	10	\$17,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Limited Areas</i>							
HID	15%			2030	**	10	\$1,200	
Incandescent	2%			2025	\$78,400	2	\$100	
Egress Lighting								
Exit, Service	50%			2025	\$39,700	1		
Exit, Battery	50%			2025	\$136,200	10	\$8,100	
Exterior Lighting								
HID	100%			2025	\$893,500	10	\$700	
Alarm								
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2020	\$612,600	1-3	\$36,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Pal Space</i>							
	<i>Explanation : Addressable Type</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 6,000 Gallon Tank For # 2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$181,800	2023	\$605,900	1	\$212,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$77,200	2035	**	4	\$11,800	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pipe Connection Near Boiler A</i>								
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$77,200	
Air Conditioning								
Energy Source								
Electricity	80%			2041	**	1		
Natural Gas	20%			2045	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Serves 3rd Floor Track And 4th Floor Bleachers</i>								
Conversion Equipment								
Absorption	20%			2030	**	1	\$51,700	
Chiller/Direct Fire								
Interior Pkg Unit - Cooling	10%			2023	\$835,200	2	\$1,500	
Exterior Pkg Unit - Cooling	5%			2025	\$90,400	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Split Units</i>								
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%							

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	5%			2025	\$24,300	2	\$8,300	
Water Cooling Tower	20%			2026	\$67,800	2	\$48,100	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$133,200	
Exhaust Fans								
Interior	100%			2025	\$9,200	2	\$7,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Water Heater								
Gas Fired	100%	Now	\$136,200	2025	\$136,200	2	\$2,800	
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
HW Heat Exchanger								
Steam Fired	100%	0-2	\$17,800	2025	\$355,700	4	\$23,600	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Bathrooms Under Consrtuction</i>					
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								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 To 4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2045	* *	1-5	\$120,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2045	* *	1-2	\$66,900	
Fire Pump	Generic	100%			2028	\$143,800	1	\$44,600	

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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
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
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	\$126,000	
Total	\$2,010,700	\$4,708,000

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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$55,300	LIFE	**	5	\$84,000	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Franklin Ave</i>								
Masonry: Brownstone	59%			LIFE	**	5	\$247,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Main Entry</i>								
Slate Panels	11%	0-2	\$175,700	LIFE	**	5	\$23,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	70%			2044	**	5	\$11,900	
Aluminum	10%	Now	\$15,600	2036	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Screens At Tower Floors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tower Floors</i>								
<i>Explanation : Bird Contamination</i>								
Bronze/Brass	5%			2036	**	5	\$5,300	
Metal Clad	15%	2-4	\$2,900	2036	**	5	\$8,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Drill Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Drill Floor</i>								
<i>Explanation : Copper Windows</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5-10	\$241,500	
Masonry: Brownstone	10%			LIFE	**	5-10	\$50,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	35%			2033	**	10	\$60,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor Roof</i>								
<i>Explanation : No Access, No Leaks Below</i>								
Single Ply Membrane	50%	0-2	\$31,900	2033	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Drill Roof, Walking Pads Scattered Throughout</i>								
<i>Drains Clogged, Extent : Light, Area Affected : 20%</i>								
<i>Location : Drill Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Drill Roof Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Roof, West Side</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Drill Roof</i>								
Skylight, Metal/Glass	15%			2048	**	10	\$86,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fourth Floor Roof</i>								
<i>Explanation : No Access, No Leaks In Fourth Floor</i>								
Soffits								
Masonry: Brownstone	100%			LIFE	**	5		
<i>Efflorescence, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Entry, South Entry</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	44%			LIFE	**	5	\$410,700	
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Main Level</i>							
Ceramic Tile	2%	0-2	\$1,800	2031	**	5	\$2,100	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Main Level Shower Room, Lobby</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Lobby</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Drill Floor Communal Shower</i>							
Ceramic Tile	3%			2041	**	5	\$6,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bathrooms - Floors 2, 3, 4</i>							
Panel/Paver: Cer/Brk	5%			2036	**	5	\$24,000	
Quarry Tile	5%			2033	**	5	\$16,000	
Steel Plate	1%	Now	\$4,200	LIFE	**	1		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Boiler Room, Bottom Stair</i>							
Vinyl Tile	15%			2028	\$296,800	3	\$16,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Througout</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Room 402</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	15%			2033	**	3	\$12,000	
Wood	10%	Now	\$383,800	2068	**	5	\$20,000	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 5th Floor, Drill Floor Balcony, Boiler Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Gas Meter Room</i>							
	<i>Explanation : Debris Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$31,300	
Ceramic Tile	5%			2041	**	5	\$8,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Bathroom - Floors 2, 3, 4</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,700	
Gypsum Board	30%			LIFE	**	5-10	\$85,100	
Masonry: Brick	20%	Now	\$70,900	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, MI Shift Office</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, MI Shift Office</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Drill Floor Balcony East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Drill Floor Balcony East Facade, MI Shift Office</i>								
Plaster	35%	Now	\$25,500	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 5th Floor Storage</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor Storage</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$21,300	
AcousTileSusp.Lay-In	1%	0-2	\$400	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Level Kitchen</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 2nd Floor Corridor</i>								
Exposed Concrete	10%	Now	\$149,800	LIFE	**	5	\$3,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Area In And Next To Generator Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Level Storage Next To Generator</i>								
Exposed Struc: Steel	40%			LIFE	**	10	\$170,700	
Exposed Struc: Wood	18%	Now	\$52,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Drill Room Ceiling</i>								
Masonry:Vault Struct	5%			LIFE	**	10	\$5,300	
Plaster	4%	Now	\$24,400	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
Plaster	12%			LIFE	**	5-10	\$44,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$52,300	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Pavers/Stone	100%			2031	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entry Stairs</i>								
<i>Explanation : Brownstone</i>								

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2028	\$12,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes For Service # 1</i>								
Fused Disc Sw	5%			2028	\$2,100	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes For Fire Pump</i>								
Molded Case Bkrs	65%			2028	\$27,900	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amperes For Service # 2</i>								
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								
Fused Disc Sw	5%			2044	**	5	\$200	
Molded Case Bkrs	95%			2036	**	5	\$3,500	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	70%			2033	**	5	\$700	
Locally Mounted	30%			2026	\$40,600	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2033	**	1	\$39,200	
Automatic	5%			2033	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 20 Hp For Fire Pump</i>								
Automatic	5%			2033	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transfer Switch Room</i>								
<i>Explanation : 30 Amperes For Fire Alarm</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2031	**	1	\$54,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$5,200	
<hr/>								
Fuel Storage								
Day Tank	20%			2036	**	5	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
<hr/>								
Main Tank	80%			2043	**	5	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 15000 Gallon Tank</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2028	\$2,172,600	10	\$111,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
HID	5%	Now	\$19,000	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
<hr/>								
HID	10%			2033	**	10	\$500	
<hr/>								
Egress Lighting								
Emergency, Service	50%			2028	\$38,200	1		
Exit, Service	50%			2028	\$25,900	1		
<hr/>								
Exterior Lighting								
HID	10%			2028	\$58,200	10		
No Component	90%							
<hr/>								
Alarm								
Security System								
No Component	60%							
Generic	40%			2028	\$186,600	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas</i>								
<i>Explanation : Fixed Cameras</i>								
<hr/>								
Fire/Smoke Detection								
No Component	75%							
Generic, Analog	25%			2028	\$399,300	1-3	\$22,400	

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	1%			2038	**	1		
Interruptible Gas/Dual Fuel	99%			2038	**	1		
<hr/>								
Conversion Equipment								
Radiant Heater	1%			2028	\$25,800	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Shift And Generator Rooms</i>							
	<i>Explanation : 5 Units</i>							
Steam Boiler	99%			2033	**	1	\$139,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units. Boilers 1 And 2 Have Plugged Tubes. 2 Plugged Tubes Each.</i>							
<hr/>								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$12,600	
Ductwork/Diffusers	5%	Now	\$191,100	LIFE	**	2-5	\$4,000	
	<i>Insul. Deteriorating, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout 1st Floor Drill Room</i>							
Steam Piping/Pump	83%			2038	**			
Steam Piping/Pump	2%	Now	\$300	2058	**			
	<i>Insul. Deteriorating, Extent : Light, Area Affected : 50%</i>							
	<i>Location : 1st Floor Drill Room By Hvl</i>							
	<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement Boiler Room</i>							
<hr/>								
Terminal Devices								
Air Handler	15%			2028	\$307,200	1	\$13,200	
Convactor/Radiator	70%			2033	**	1	\$32,200	
Unit Heater - Steam	7%			2028	\$36,400	4	\$1,400	
Unit Heater - Steam	8%	Now	\$41,600	2038	**	4	\$1,000	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Drill Room Mezzanine</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Drill Room Mezzanine</i>							
	<i>Explanation : 10 Units Not Working</i>							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2023	\$30,300	1		
No Component	90%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$125,800	
Exhaust Fans								
Interior	50%			2023	\$3,000	2	\$2,200	
Roof	50%			2033	**	2	\$2,200	
<hr/>								
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2038	**	1		
Galvanized Steel	25%			2033	**	1		
<hr/>								
Water Heater								
Electric	50%			2026	\$64,100	4	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 80 Gallons</i>						
Electric	50%			2023	\$64,100	4	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 3 Units Capacity 350 Gallons</i>						
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Submersible	100%			2021	\$4,900	4	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Sprinkler Room</i>						
		<i>Explanation : 1 Unit</i>						
<hr/>								
Sewage Ejector(s)								
Electric	100%			2028	\$41,600	4	\$8,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Storage Room 1</i>						
		<i>Explanation : 2 Pumps</i>						
<hr/>								
Backflow Preventer								
No Component	50%							
Generic	50%			2033	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Fire Suppression Only</i>						
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st : 3rd Floor</i>						
		<i>Explanation : 1 Unit, Not In Service, Not Operational, Decommissioned.</i>						
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$71,900	
<hr/>								
Sprinkler								
Generic	100%			2054	**	1-2	\$39,900	
<hr/>								
Fire Pump								
Generic	100%			2041	**	1	\$26,600	

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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
Program / Asset # : DHS0065.000 / 3015 **Yr Built/Renovated** : 1919 / 2009
Area Sq Ft : 28,452 **Project Type** : HOMELESS SERVICES
Date of Survey : 18-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 3007 **Lot** : 1 **BIN** : 2010906

CAPITAL	FY 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	\$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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$10,700	
Masonry: Brick	40%			LIFE	**	5	\$18,200	
Masonry: Brick	35%			LIFE	**	5	\$15,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	7%	Now	\$9,600	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stucco On Brick At Base</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%	Now	\$24,800	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills And Trims</i>								
Metal Panel	5%			2045	**	5-10	\$15,700	
Pre-Cast Concrete	2%	Now	\$1,500	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills At Lower Windows</i>								
Windows								
Aluminum	90%	Now	\$105,900	2047	**	5	\$6,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$73,000	2050	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,500	
Masonry: Brick	30%	Now	\$4,300	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Parapet</i>								
Metal Cornice	15%	Now	\$3,800	2040	**			
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,600	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 400 Amperes And 600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	2%			2033	**	5		
Molded Case Bkrs	98%			2033	**	5	\$700	
Wiring								
Thermoplastic	100%			2035	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$140,100	10	\$7,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors, 1st Floor</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	70%			2025	\$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	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$25,800	1	\$3,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Outside, Basement</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$88,300	1-3	\$5,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Alarm Bells, Strobe Lights, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$102,500	2038	**	1	\$12,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$9,200	
Air Conditioning								

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$5,000	2026	\$99,500	2	\$100	
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Sub-basement Boiler Room And basement</i>						
Window/Wall Unit	10%			2020	\$5,500	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	

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$91,400	LIFE	**	5	\$10,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room, Dining Room In Basement, North Facade</i>								
Masonry: Brick	25%			LIFE	**	5	\$10,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	25%			LIFE	**	5	\$10,100	
Masonry: Granite	5%	Now	\$23,900	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade At Building Base</i>								
Masonry: Limestone	5%	Now	\$49,000	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Trims And Cornices</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cornice Above Third Floor Window At South Facade</i>								
Masonry: Limestone	7%	Now	\$61,800	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$3,900	
Stucco Cement	5%			2038	**	5	\$5,100	
Windows								
Aluminum	100%	Now	\$22,700	2041	**	5	\$1,400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	* *	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Single Ply Membrane	95%	Now	\$82,800	2035	* *			1
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Shower, Room 4d And Various Others</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Over Fourth Floor</i>								
<i>Explanation : Ballast Displaced Missing</i>								
Skylight, Metal/Glass	5%	Now	\$38,300	2045	* *			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
Ceramic Tile	10%			2034	* *	5	\$4,400	
Quarry Tile	5%			2038	* *	5	\$3,300	
Vinyl Tile	75%			2030	* *	3	\$12,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Gypsum Board	75%			LIFE	* *	5	\$23,700	
Plaster	20%			LIFE	* *	5	\$3,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dining Room In Basement, Room 4d</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2038	**	5	\$11,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fourth Floor Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$300	
Gypsum Board	65%			LIFE	**	5	\$35,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor North Side</i>								
Gypsum Board	5%	Now	\$4,500	LIFE	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor Shower</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fourth Floor Shower</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$800	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2023		5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Stand-by Power								
Generators								
Diesel	100%			2028		1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
Batteries								
Lead/Acid	100%			2019		5	\$1,100	

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.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage Day Tank	50%			2033	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallon Capacity</i>								
Main Tank	50%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Lighting								
Interior Lighting Fluorescent	95%			2030	**	10	\$25,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2020	\$18,100	1	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Panic Doors</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$900	2033	**	4	\$1,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	90%			2030	**	1	\$8,600	
Fan Coil Unit/Heat	10%			2025	\$41,300	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	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%							
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								
Galvanized Steel	100%			2030	**	1		
Water Heater								
Gas Fired	100%	Now	\$3,400	2020	\$16,800	2	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Of 2 Units Not Working - In The Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2020	\$8,100	4	\$1,800	
Backflow Preventer								
Generic	100%			2025	\$7,000	1	\$1,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$8,300	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2021	\$17,700	1	\$5,500
	Chemical System							
	Generic	100%			2020	\$1,900	1-3	\$3,700

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

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

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

Print Date : 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
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 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	\$490,600	\$2,354,800

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$56,600	
Masonry: Brick	87%			LIFE	**	5	\$98,400	
Masonry: Limestone	3%			LIFE	**	5	\$2,500	
Windows								
Aluminum	100%	0-2	\$23,300	2043	**	5	\$5,600	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$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	
Interior								
Floors								
Ceramic Tile	10%	Now	\$13,900	2036	**	5	\$3,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet(s) And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$11,200	
Vinyl Tile	68%	0-2	\$41,500	2032	**	3	\$18,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2042	**	5	\$2,700	
Interior Walls								
Ceramic Tile	10%	Now	\$31,400	2036	**	5	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$31,900	
Gypsum Board	20%			LIFE	**	5	\$13,700	
Ceilings								
AcousTile,Adhered	20%	Now	\$26,300	2032	**	5	\$7,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5	\$8,900	

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$5,700	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2 - Main Service Disconnect Switches Rated @ 600 Amperes.</i>							
Switchgear / Switchboard								
Fused Knife Sw	100%	0-2	\$97,600	2057	**	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
Raceway								
Conduit	95%			2027	\$13,000	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$100	
Fused Toggle Switch	60%	2-4	\$26,900	2052	**	5	\$300	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Molded Case Bkrs	20%			2026	\$9,000	5	\$200	
Molded Case Bkrs	15%			2035	**	5	\$200	
Wiring								
Braided Cloth	80%	0-2	\$9,100	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$93,400	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$211,700	10	\$11,800	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	70%			2027	\$494,000	10	\$27,600	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2027	\$29,000	10	\$5,200	
Exit, Service	50%			2027	\$7,200	1		
Exterior Lighting								
HID	20%			2027	\$32,400	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2027	\$39,000	1	\$4,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Public Spaces</i>							
	<i>Explanation : CCTV Surveillance Camera</i>							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2027 \$444,600 1-3 \$26,500
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns

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

Heating

Energy Source
Fuel Oil No 2

100% Now \$7,800 2037 * * 5 \$6,700
Leak Evident, Extent : Severe, Area Affected : 20%
Location : Oil Tank

Conversion Equipment
Steam Boiler

100% 2-4 \$260,200 2047 * * 1 \$38,300
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Boilers
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 2 Units

Distribution

Central Plant Steam
Piping/Pmp

100% 2027 \$680,500 4 \$3,200

Terminal Devices

Air Handler
Convactor/Radiator

25% 2032 * * 1 \$6,700
75% 2025 \$161,400 1 \$10,400

Air Conditioning

Energy Source
Electricity

100% 2043 * * 1

Conversion Equipment

Exterior Pkg Unit -
Cooling
Window/Wall Unit
No Component

5% 2035 * * 2 \$100
25% 2020 \$20,900 1
70%

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$24,000

Exhaust Fans

Interior
Roof

25% 2027 \$35,800 2 \$300
75% 2022 \$50,100 2 \$1,000

Plumbing

H/C Water Piping
Galvanized Steel

100% 2032 * * 1

Water Heater

Oil Fired
No Component

50% 2022 \$16,700 1 \$600
50%

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger							
Steam Fired	50%			2037	* *	4	\$2,100
No Component	50%						
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
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

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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
Program / Asset # : DHS0088.000 / 14349 **Yr Built/Renovated** : 1987 / 2009
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



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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$19,900	
Stucco Cement	90%	Now	\$207,700	2033	**	5	\$179,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Exterior Stair Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Wings</i>								
<i>Explanation : This Component Is Actually EIFS Cladding.</i>								
Windows								
Aluminum	80%	Now	\$1,258,500	2053	**	5	\$15,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2044	**	5	\$7,500	
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5-10	\$9,300	
Metal Rail	5%			2033	**	5-10	\$10,200	
Stucco Cement	80%	2-4	\$4,700	2033	**	5	\$11,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Apartment Wing Roofs</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually EIFS Cladding System</i>								
Roof								
Modified Bitumen	65%	Now	\$3,700	2033	**			
<i>Drains Clogged, Extent : Light, Area Affected : 15%</i>								
<i>Location : Over East And West Wings</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : West Wing</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : East And West Wing Scupper Locations</i>								
Modified Bitumen	35%	Now	\$9,900	2028			\$98,800	
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Help Center Main Roof</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Public Areas</i>								
<i>Ponding, Extent : Light, Area Affected : 15%</i>								
<i>Location : Help Center Main Roof And Multipurpose Room Roof</i>								

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	100%	Now	\$898,200	LIFE	**	5	\$398,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Balcony Steel Railing Support</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Apartment Balcony Soffits</i>								
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								
Cast in Place Concrete	100%	Now	\$7,000	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance On Blake Avenue And Lillie F. Martin Lane</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2041	**			
Pavers/Stone	25%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throught Walkways</i>								
<i>Explanation : Precast Concrete Pavers</i>								
Activity Yard								
Cast in Place Concrete	50%			2041	**			
Rubber Matting	50%			2033	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Playground Area</i>								
<i>Explanation : Poured-In-Place Rubber Playground Surface</i>								

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms 1 And 2</i>								
<i>Explanation : 2- 1200 Amperes Main Service Switches</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	**	5	\$3,300	
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	2%			2036	**	5	\$100	
Molded Case Bkrs	98%			2036	**	5	\$3,200	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$242,700	5	\$800	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	90%			2033	**	10	\$102,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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	**			
Alarm								
Security System								
No Component	60%							
Generic	40%			2023	\$149,700	1	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2023	\$512,500	1-3	\$31,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Bells, Strobe Lights</i>								

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	77%			2026	\$687,700	1	\$47,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Boiler Rooms, Each Has A Hydrotherm Unit With 4 Burners. Each Unit Is 842,000 Btu/hr</i>								
Hot Water Boiler	23%	Now	\$61,600	2041	**	1	\$12,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2036	**	4	\$7,300	
Hot Wtr Piping/Pump	20%	Now	\$36,100	2053	**	4	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Both Boiler Rooms</i>								
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$40,000	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	28%	Now	\$162,500	2033	**	2	\$1,700	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Administration Roof</i>								
Ext Pkg Unit - Heating/Cooling	10%	4+	\$145,100	2038	**	2	\$600	
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Administration Roof</i>								
No Component	62%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$40,300	
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	5%	Now	\$41,900	2038	**	1	\$1,800	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Floating Hospital, Board Of Education Office And Staff Lounge, Multiple Mechanical And Electrical Defects</i>								
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$21,900	
No Component	80%							

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Roof	80%	Now	\$153,900	2038	**	2	\$2,400	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Bathroom Problems With Mold Due To Lack If Exhaust</i>							
Roof	20%			2028	\$38,500	2	\$800	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%	4+	\$70,700	2028	\$70,700	2	\$1,400	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Hot Water Pumps In Boiler Rooms</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Both Mechanical Rooms</i>							
	<i>Explanation : 2 Units Per Room</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer No Component Generic	90%			2028	\$2,900	1	\$800	
	10%							
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Mechanical Rooms</i>							
	<i>Explanation : Boiler Feed Water Piping Only</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2038	**	1-2	\$34,700	
	<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Residence</i>							
	<i>Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit</i>							

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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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	5%	Now	\$30,600	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	95%			2030	**	3	\$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	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	5%			2035	**	1		
Conduit	95%			2025	\$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		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$37,300	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,100	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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$84,100	2	\$700	
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		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2035	* *	1-2	\$3,500

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

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

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

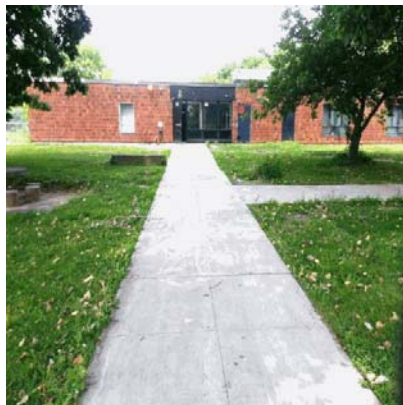
Print Date : 22-Sep-2017

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	5%	Now	\$30,600	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$38,400	
Ceramic Tile	5%			2034	**	5	\$900	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	**	5	\$10,400	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	95%			2025	\$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		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$37,300	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,100	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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$84,100	2	\$700	
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		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2035	* *	1-2	\$3,500

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	
Windows								
Aluminum	100%			2041	**	5	\$2,000	
Roof								
Skylight, Plastic	10%	Now	\$91,800	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	90%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	90%			2030	**	3	\$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	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva 480hv-208/120lv</i>								
Raceway								
Conduit	95%			2025	\$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	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$84,100	2	\$700	
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								

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

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

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

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

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

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

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

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

Print Date : 22-Sep-2017

DEPT. OF HOMELESS SERVICES - FY 2018

Asset Name : HELP SEC - COTTAGE #4
Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0093.000 / 14724 **Yr Built/Renovated** :
Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088091

CAPITAL	FY 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP SEC - COTTAGE #4

Asset # : 14724

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	\$15,300	2030	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$38,400	
Ceramic Tile	5%			2034	**	5	\$900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$15,800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 112.5 Kva</i>								
Raceway								
Conduit	5%			2035	**	1		
Conduit	95%			2025	\$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		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$37,300	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$4,100	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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	90%			2020	\$84,100	2	\$700	
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		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2035	* *	1-2	\$3,500

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

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

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

Print Date : 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
Program / Asset # : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985
Area Sq Ft : 68,087 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL	FY 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$19,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Year Built 1955, Last Renovated 1985</i>								
Metal/Glass Curt Wall	20%			LIFE	**	5	\$29,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$101,700	
Windows								
Aluminum	95%			2041	**	5	\$16,800	
Metal Louvers	5%			2034	**	10	\$5,500	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$58,600	
Roof								
Single Ply Membrane	100%			2030	**	10	\$121,600	
Interior								
Floors								
Cast in Place Concrete	8%	0-2	\$4,200	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	7%	0-2	\$13,800	2034	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$36,800	2030	**	3	\$32,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	90%			LIFE	**	5	\$47,200	
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$73,500	2030	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5	\$11,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$20,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2023	\$15,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 100 Kva And 1- 75 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$122,000	5	\$300	
Raceway								
Conduit	95%			2025	\$93,900	1		
Conduit	5%			2035	**	1		
Panelboards								
Fused Disc Sw	10%			2024	\$6,700	5	\$200	
Molded Case Bkrs	90%			2024	\$60,400	5	\$1,600	
Wiring								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 40 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,500	
Fuel Storage								
Day Tank	50%			2033	**	5	\$6,300	
Main Tank	50%			2040	**	5	\$1,000	
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	50%			2030	**	10	\$31,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	**	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2030	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway And Cafeteria</i>								
Fluorescent	30%			2030	**	10	\$18,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2020	\$16,700	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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2045	**	1		
Terminal Devices								
Convactor/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		

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Split Unit	20%			2025	\$271,800		
Window/Wall Unit	40%			2020	\$53,100	1	
	<i>Other Observation, Extent : Severe, Area Affected : 40%</i>						
	<i>Location : 2nd Floor</i>						
	<i>Explanation : Ext. Pkg Unit Cooling Not In Service</i>						
No Component	40%						
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	**		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
	<i>Location : 1st Floor To 2nd Floor</i>						
	<i>Explanation : Not In Service</i>						
Fire Suppression							
Sprinkler							
Generic	100%			2035	**	1-2	\$19,100
Chemical System							
Generic	100%			2020	\$1,900	1-3	\$3,700

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

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

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

Print Date : 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 # : DHS0094.000 / 14739 **Yr Built/Renovated** :
Area Sq Ft : 2,034 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088092

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 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		



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

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

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

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

Exterior

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

Windows								
Aluminum	100%			2041	**	5		

Roof								
Not Accessible	100%							

Interior

Floors								
Not Accessible	100%							

Interior Walls								
Not Accessible	100%							

Ceilings								
Not Accessible	100%							

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

Under 600 Volts

Service Equipment								
Not Accessible	100%							

Transformers								
Not Accessible	100%							

Switchgear / Switchboard								
Not Accessible	100%							

Raceway								
Not Accessible	100%							

Panelboards								
Not Accessible	100%							

Wiring								
Not Accessible	100%							

Motor Controllers								
Not Accessible	100%							

Lighting

Interior Lighting								
Not Accessible	100%							

Egress Lighting								
Not Accessible	100%							

Exterior Lighting								
HID	100%			2020	\$7,700	10		

Alarm

Security System								
Not Accessible	100%							

Fire/Smoke Detection								
Not Accessible	100%							

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

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

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

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

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 2011
Area Sq Ft : 86,172 **Project Type** : HOMELESS SERVICES
Date of Survey : 25-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 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



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

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

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

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

Asset # : 1973

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$128,000	
	<i>Water Penetration, Extent : Light, Area Affected : 1%</i>							
	<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$5,100	
Windows								
Aluminum	90%			2043	**	5	\$34,400	
Metal Louvers	10%	Now	\$2,300	2036	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 3rd And 4th Floor, Throughout</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Actually Safety Gates On The Exterior Of The Windows</i>							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$14,400	
Masonry: Brick	75%	0-2	\$80,500	LIFE	**	5	\$14,000	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2047	**	5	\$3,600	
Metal: Cage/Fence	5%	Now	\$3,700	2032	**	5	\$3,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Recreation Yard On Lower Roof</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Recreation Yard On Lower Roof</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$5,900	
Roof								
Asphalt Macadam	10%	Now	\$500	2027		5	\$2,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	90%			2037	**	10	\$70,300	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,700	
Ceramic Tile	10%	Now	\$45,400	2030	**	5	\$5,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Marble Panels	5%			LIFE	**	5	\$4,400	
Vinyl Tile	75%	Now	\$74,800	2032	**	3	\$33,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							

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

Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	0-2	\$78,700	2030	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Gypsum Board	10%	Now	\$3,900	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$106,800	LIFE	**	5	\$40,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$4,400	2040	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$35,000	LIFE	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$13,600	
Plaster	70%	0-2	\$49,900	LIFE	**	5	\$47,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

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

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

Asset # : 1973

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	25%			2047	**	5	\$100	
Fused Disc Sw	50%			2027	\$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%	2-4	\$9,000	2052	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	75%			2026	\$67,200	5	\$1,700	
Molded Case Bkrs	5%			2043	**	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$46,100	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2037	**	1		
Thermoplastic	20%			2027	\$30,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$96,800	5	\$600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,200	1	\$26,500	
Generators								
Diesel	100%			2023	\$88,100	1	\$33,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kva</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$3,200	
Fuel Storage								
Main Tank	100%			2030	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$4,000	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	45%			2022	\$636,400	10	\$35,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	50%			2032	**	10	\$39,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Egress Lighting								
Emergency, Service	30%			2032	**	1		
Emergency, Battery	20%			2027	\$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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$85,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$4,200	

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

Asset # : 1973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	45%			2027	\$509,900	1	\$24,000	
Convactor/Radiator	50%	Now	\$21,600	2032	**	1	\$12,500	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Thermostats</i>								
Fan Coil Unit/Heat	5%			2027	\$60,300	1	\$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2027	\$65,300	2	\$500	
Window/Wall Unit	40%			2022	\$67,200	1		
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Third Floor Units Maintained By Others</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,100	
Exhaust Fans								
Interior	100%	Now	\$86,000	2032	**	2	\$2,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$49,100	2	\$1,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>								
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$2,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2032	**	1	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								

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

Asset # : 1973

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$1,200	
Masonry: Brick	70%	0-2	\$205,400	LIFE	**	5	\$34,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Outside Play Area</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Joints Throughout</i>								
Pre-Cast Concrete	28%			LIFE	**	5	\$88,600	
Windows								
Aluminum	100%	Now	\$184,000	2044	**	5	\$5,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Roof Cupolla</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Facade, Roof Cupolla</i>								
Parapets								
Masonry: Brick	30%	0-2	\$15,600	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Roof Flashing</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Joints</i>								
Metal Panel	10%			2038	**	5	\$600	
Metal Rail	40%			2045	**	5-10	\$10,800	
No Component	20%							
Roof								
Metal Panel	35%	0-2	\$5,200	2041	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Roof</i>								
Modified Bitumen	65%			2036	**	10	\$42,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2024	\$56,400	3	\$8,900	
Cast in Place Concrete	5%			LIFE	**	5	\$19,400	
Ceramic Tile	10%	Now	\$34,300	2037	**	5	\$4,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
Sheet Vinyl/Rubber	10%			2033	**	5	\$13,300	
Vinyl Tile	70%	0-2	\$52,600	2033	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance/ Exits</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$20,000	
Glass: Single Pane	2%			LIFE	**	5	\$3,000	
Gypsum Board	70%	Now	\$5,800	LIFE	**	5	\$42,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Supply Closet First Floor And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Supply Closet First Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : First Floor Supply Closet</i>								
<i>Explanation : Mold On Walls And Odor In The Air</i>								
Masonry: Brick	3%			LIFE	**	10	\$900	
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$11,100	
Gypsum Board	75%			LIFE	**	5-10	\$228,200	
Plaster	15%			LIFE	**	5-10	\$22,800	
Site Enclosure								
Fence/Gates								
Chain link	25%			2048	**			
Exposed Struc: Steel	45%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Galvanized Steel Adhesion Issues</i>								
Iron Picket	25%	0-2	\$10,700	2048	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	Now	\$30,300	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Front Entry Area</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Entry Area, Tree Roots</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Front Entry Area</i>								
Cast in Place Concrete	15%			2041		**		
Parking/Driveway								
Asphalt	100%	0-2	\$2,300	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Activity Yard								
Rubber Matting	100%			2033		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048		**	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2048		**	\$300	
Raceway								
Conduit	100%			2038		**		
Panelboards								
Molded Case Bkrs	100%			2036		**	\$1,600	
Wiring								
Thermoplastic	100%			2038		**		
Motor Controllers								
Locally Mounted	100%			2033		**	\$400	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE		**	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$2,300	
<i>Abandoned In Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Uninterruptible Power Supply 55 Amperes 245 Volts DC</i>								
Lighting								
Interior Lighting								
LED	94%			2033		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Motion Sensors</i>								
LED	6%	Now	\$8,400	2033		**		
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Multipurpose Room And 1st Floor Classrooms</i>								
<i>Explanation : Lens Covers Are Missing</i>								
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								
No Component	50%							
Generic	50%	Now	\$1,800	2033		**	1	\$10,300
<i>Devices Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor And Residential Units</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor And Residential Units</i>								
<i>Explanation : Intercom Does Not Work</i>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	Now	\$6,300	2028	\$315,400	1-3	\$17,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Kitchen Smoke Detectors Are Creating False Alarms</i>								

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

Heating

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$30,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$4,500	
Terminal Devices								
Air Handler	10%			2028	\$80,200	1	\$3,800	
Convactor/Radiator	90%			2033	**	1	\$17,700	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Split Unit	8%			2023	\$97,400			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Deteriorated Condenser Pipe Insulation</i>								
Split Unit	2%	Now	\$24,400	2038	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pre K And Toddler Room</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof Outdoor Units, Pre K And Toddler Room Indoor Units</i>								
<i>Explanation : Outdoor Unit Defective 2 Of 7. Rooms Affected Pre K And Toddler Room, Indoor Units Malfunctioning.</i>								
Window/Wall Unit	10%			2021	\$11,900	1		
No Component	80%							
Distribution								
Ductwork/Diffusers	10%	Now	\$600	LIFE	**	2	\$7,900	
<i>Insul. Deteriorating, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement Hallway</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And 2nd Floor Multi Purpose Room</i>								
<i>Explanation : Ductwork In Basement And Multi Purpose Room 2nd Floor</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$53,900	

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

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Exhaust Fans Roof	99%			2033	**	2	\$1,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : Equipment Appears To Be Well Maintained</i>						
Wall Unit	1%			2033	**	2	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 1 Unit</i>						
Plumbing							
H/C Water Piping Brass/Copper	100%			2048	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : Booster Pump</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
	<i>Location : 1st Floor Hallway By Director's Office</i>						
	<i>Explanation : Time To Time The Building Experiences Sewage Backup In 1st Floor Hallway.</i>						
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Non-Submersible	100%			2028	\$8,700	4	\$1,900
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1-2</i>						
	<i>Explanation : 1 Unit</i>						
Fire Suppression							
Sprinkler Generic	100%			2038	**	1-2	\$17,100
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						

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

Print Date : 22-Sep-2017

DEPT. OF HOMELESS SERVICES - FY 2018

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

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,300		\$25,200	\$1,400
Interior Architecture	\$60,900	\$1,100	\$6,800	\$2,000
Electrical	\$1,200	\$1,200	\$52,100	\$1,000
Mechanical	\$34,900	\$4,800	\$27,000	\$7,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,200	\$11,100	\$115,000	\$15,700
Importance Code A	\$29,200	\$3,000	\$28,300	\$4,400
Importance Code B	\$81,000	\$8,100	\$86,700	\$11,300
Importance Code C	\$17,000			
Total	\$127,200	\$11,100	\$115,000	\$15,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	**	5	\$14,900	
Masonry: Brick	60%	Now	\$15,000	LIFE	**	5	\$24,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,700	
Stucco Cement	2%			2039	**	5	\$2,100	
Windows								
Aluminum	100%			2042	**	5	\$2,800	
Parapets								
Masonry: Brick	45%	Now	\$8,500	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
Masonry: Brick	40%			LIFE	**	5	\$1,300	
Masonry: Limestone	5%			LIFE	**	5	\$200	
Metal Rail	5%			2039	**	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	95%			2031	**	10	\$25,200	
Skylight, Metal/Glass	5%	Now	\$58,700	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2035	**	5	\$2,300	
Quarry Tile	20%			2031	**	5	\$13,500	
Terrazzo	38%	Now	\$15,900	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2031	**	3	\$7,900	
Interior Walls								
Ceramic Tile	15%			2029	**	5	\$8,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	
Gypsum Board	15%			LIFE	**	5	\$4,900	
Plaster	60%	Now	\$13,000	LIFE	**	5	\$9,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria And Rooms</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$6,800	
Gypsum Board	10%			LIFE	**	5	\$5,600	
Plaster	75%	Now	\$22,200	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,800	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amperes Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$73,200	5	\$100	
<hr/>								
Raceway								
Conduit	90%			2026	\$31,700	1		
Conduit	10%			2036	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2025	\$2,200	5		
Molded Case Bkrs	85%			2025	\$38,100	5	\$700	
Molded Case Bkrs	10%			2034	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	90%			2026	\$46,200	1		
Thermoplastic	10%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2024	\$74,700	5	\$200	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	15%			2021	\$74,200	10	\$4,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T12 Lamps</i>							
<hr/>								
Fluorescent	65%			2021	\$321,700	10	\$18,000	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Apartment Unit</i>							
<hr/>								
Fluorescent	20%			2034	**	10	\$5,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T8 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2021	\$20,300	10	\$3,600	
Exit, Service	50%			2021	\$5,000	1		
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	**	1	\$3,400	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$5,800	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault In Parking Lot</i>								
<i>Explanation : 1 5000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$29,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Dual Fuel Sectional Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$477,200	4	\$1,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$150,900	1	\$9,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Split Unit	5%	0-2	\$30,100	2036	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof, Equipment Operates Unreliably</i>								
Split Unit	10%			2034	**			
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Perimeter Of Building</i>								
Window/Wall Unit	40%			2024	\$23,500	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,400	
No Component	80%							
Exhaust Fans								
Interior	5%			2026	\$5,000	2		
Roof	10%			2026	\$4,700	2	\$100	
No Component	85%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	**	1		
Galvanized Steel	80%			2024	\$99,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$15,200	
Sprinkler								
No Component	95%							
Generic	5%			2036	* *	1-2	\$400	

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** 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** : COR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 05-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$3,000	
Masonry: Brick	48%			LIFE	**	5	\$5,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
Stucco Cement	25%			2031	**	5	\$7,600	
Windows								
Aluminum	100%			2042	**	5	\$800	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$300	
Masonry: Brick	35%			LIFE	**	5	\$300	
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
Pre-Cast Concrete	2%			LIFE	**	5	\$100	
Wood Cornice	25%			2036	**	5-10	\$3,200	
Roof								
Asphalt Shingle	70%			2035	**	10	\$900	
Modified Bitumen	30%			2031	**	10	\$2,300	
Interior								
Floors								
Quarry Tile	35%			2031	**	5	\$6,900	
Terrazzo	35%			LIFE	**	5	\$3,600	
Vinyl Tile	28%			2031	**	3	\$1,900	
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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$24,400	5	\$200	
Raceway								
Conduit	100%			2026	\$8,500	1		

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2025	\$700	5		
Molded Case Bkrs	95%			2025	\$18,400	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								
Fluorescent	15%			2021	\$21,800	10	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	40%			2021	\$58,100	10	\$3,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Unit</i>								
Fluorescent	25%			2034	**	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Unit</i>								
Fluorescent	20%			2034	**	10	\$1,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	40%			2021	\$4,800	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 Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$2,700	

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 #2 Oil Burning Steam Boiler</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2026	\$139,900	4	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices Convactor/Radiator	100%			2024	\$44,300	1	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
<hr/>								
Conversion Equipment Split Unit	10%			2026	\$17,700			
Split Unit	10%			2034	**			
Window/Wall Unit	25%			2024	\$4,300	1		
No Component	55%							
<hr/>								
Terminal Devices Fan Coil - 4 Pipe	10%			2026	\$8,700	1	\$300	
No Component	90%							
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,000	
No Component	80%							
<hr/>								
Exhaust Fans Interior	20%			2026	\$5,900	2	\$100	
No Component	80%							
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	**	1		
<hr/>								
Water Heater Oil Fired	100%			2024	\$6,900	1	\$300	
<hr/>								
HW Heat Exchanger Steam Fired	100%			2046	**	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Boiler Has A Heat Exchanger For Domestic Hot Water Supply</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 4465

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Around The Perimeter Of The Building</i>						
		<i>Explanation : Aluminium Scupper And Leaders Observed</i>						
Sump Pump(s)								
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	

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
Area Sq Ft : 85,476 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 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



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

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

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

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

Asset # : 3010

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$58,100		
Masonry: Brick	45%			LIFE	**	5	\$66,900		
Stucco Cement	50%			2038	**	5	\$186,000		
Windows									
Aluminum	90%	Now	\$239,100	2041	**	5	\$14,300		
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
Metal Clad	10%			2033	**	5	\$19,800		
Parapets									
Masonry: Brick	65%			LIFE	**	5	\$6,200		
Stucco Cement	35%			2038	**	5	\$8,700		
Roof									
Modified Bitumen	95%			2030	**	10	\$31,600		
Skylight, Metal/Glass	5%	Now	\$49,100	2035	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : 8 Units Throughout</i>									
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$12,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Cast in Place Concrete	5%	Now	\$3,000	LIFE	**	5	\$12,800		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceramic Tile	20%	Now	\$135,900	2034	**	5	\$11,700		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
Vinyl Tile	25%	0-2	\$49,700	2030	**	3	\$11,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Wood	45%	0-2	\$346,900	2040	**	5	\$49,400		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Ceramic Tile	25%	0-2	\$128,400	2034	**	5	\$23,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Gypsum Board	65%	Now	\$50,200	LIFE	**	5	\$72,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Fieldstone	5%			LIFE	**				
Plaster	5%			LIFE	**	5	\$2,800		

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

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

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

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

Asset # : 3010

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	95%	Now	\$112,300	LIFE	**	5	\$139,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	5%			LIFE	**	5	\$3,700	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Services Rated @ 800 Amperes And 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$400	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$200	
Molded Case Bkrs	90%			2041	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$300	
Locally Mounted	50%			2023	\$84,000	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2025	\$561,100	10	\$31,400	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	60%			2025	\$841,700	2	\$1,100	
Egress Lighting								
Exit, Service	50%			2025	\$14,200	1		
Exit, Battery	50%			2025	\$48,700	10	\$2,900	
Alarm								

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

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

Asset # : 3010

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

Alarm

Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%			2025	\$44,200	1-3	\$2,700	

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

Heating

Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2023	\$616,100	1	\$42,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit With 4 Sections</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$4,200	
Terminal Devices								
Convactor/Radiator	100%	Now	\$42,800	2030	**	1	\$24,800	
<i>Damaged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Air Conditioning

Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2020	\$16,700	1		
No Component	90%							

Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,500	
No Component	80%							
Exhaust Fans								
Roof	20%	0-2	\$1,300	2025	\$26,500	2	\$400	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	80%							

Plumbing

H/C Water Piping								
Brass/Copper	20%			2035	**	1		
Galvanized Steel	80%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$48,700	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : With Heat Exchanger To Make Hot Water</i>								

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

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

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

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

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		
		<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
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	

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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
Program / Asset # : HRA0074.000 / 13580 **Yr Built/Renovated** : 1910 / 1996
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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$95,600			
Interior Architecture	\$27,000			\$700
Electrical	\$3,700	\$700	\$600	\$700
Mechanical	\$7,300	\$800	\$700	\$3,400
Total	\$133,600	\$1,500	\$1,400	\$4,800
Importance Code A	\$96,100	\$400	\$400	\$400
Importance Code B	\$22,300	\$1,100	\$900	\$4,400
Importance Code C	\$15,200			
Total	\$133,600	\$1,500	\$1,400	\$4,800



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

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

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DEPT. OF HOMELESS SERVICES - 071

JOSE GONZALEZ HOUSE

Asset #: 13580

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$48,800	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade And Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$32,700	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%	Now	\$32,600	2037	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$5,200	2040	**	5	\$600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$1,800	2049	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,400	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	45%	Now	\$9,900	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	Now	\$4,500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	35%	2-4	\$6,600	2044	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	2-4	\$700	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$300	2033	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	Now	\$48,100	2034	**	3	\$2,100	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	0-2	\$2,400	2027	\$24,400	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%			LIFE	**	5	\$1,300	
Wood	65%	4+	\$12,800	LIFE	**	5	\$23,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$10,800	2029	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
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								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$1,400	
Generators								
Natural Gas	100%			2027	\$73,000	1	\$1,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 5 Kva</i>					
Batteries								
Lead/Acid	100%	Now	\$1,500	2019	\$1,500	5	\$100	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Battery Is Missing</i>					
Lighting								
Interior Lighting								
Fluorescent	97%			2024	\$9,400	10	\$4,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Incandescent	3%			2024	\$700	2		
Egress Lighting								
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	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2034	* *	4	\$200	

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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							
Brass/Copper	100%		2034	**	1		
Water Heater							
Gas Fired	100%		2022	\$2,500	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2034	**	1-2	\$1,200	

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

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

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	**			
Masonry: Brick	57%			LIFE	**	5	\$33,000	
Masonry: Brick Cavity	10%			LIFE	**	5	\$5,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Laundry Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,200	
Metal Panel	5%			2035	**	5-10	\$19,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Metal Cornice</i>								
Stucco Cement	20%			2030	**	5	\$29,000	
Windows								
Aluminum	100%			2047	**	5	\$4,200	
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2042	**	5-10	\$25,500	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof								
Modified Bitumen	98%			2033	**	10	\$14,300	
Skylight, Metal/Glass	2%			2051	**	10	\$1,000	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
Ceramic Tile	5%			2034	**	5	\$2,300	
Vinyl Tile	85%	2-4	\$329,400	2035	**	3	\$14,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$4,400	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Gypsum Board	35%			LIFE	**	5	\$18,700	
Masonry: Brick	15%			LIFE	**			
Plaster	38%			LIFE	**	5	\$10,100	
Ceilings								
AcousTileSusp.Lay-In	25%			2030	**	5	\$11,400	
Gypsum Board	10%			LIFE	**	5	\$5,700	
Metal Panel	50%			LIFE	**	5	\$28,500	
Plaster	15%			LIFE	**	5	\$4,300	

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	80%			2035	**	1		
Conduit	20%			2025	\$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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$7,200	
Generators								
Diesel	100%			2028	\$56,300	1	\$9,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Generator Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2040	**	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 275 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	100%			2025	\$382,400	10	\$21,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$15,700	10	\$2,800	
Exit, Service	30%			2025	\$2,300	1		
Exit, Service	20%			2020	\$1,600	1		
<hr/>								
Exterior Lighting								
HID	100%			2025	\$87,800	10	\$100	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$21,100	1	\$2,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Lobby</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$240,900	1-3	\$14,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Manual Pull Station, Strobe Lights, Alarm Bells, Horns And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$11,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,100	
<hr/>								
Terminal Devices								
Convactor/Radiator	90%			2023	\$105,000	1	\$6,800	
Fan Coil Unit/Heat	10%			2030	**	1	\$800	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2023	\$162,900	2	\$300	
Reciprocating Compr/Chiller	10%			2025	\$18,500	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Roof</i>								
<i>Explanation : One Split A/C Unit</i>								
Window/Wall Unit	5%			2020	\$2,300	1		
No Component	65%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2025	\$14,500	1	\$800	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2025	\$4,100	2	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : 1 Exterior Unit</i>								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
Exhaust Fans								
Interior	90%			2025	\$69,800	2	\$600	
Roof	10%			2025	\$3,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2035	**	1		
Galvanized Steel	70%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$13,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$6,500	
Fire Pump								
Generic	100%			2034	**	1	\$4,400	

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

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

Print Date : 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
Program / Asset # : DHS0027.000 / 1954 **Yr Built/Renovated** : 1900 / 2011
Area Sq Ft : 139,997 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,S
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 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



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

DEPT. OF HOMELESS SERVICES - 071

LIFE FAMILY CENTER

Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$154,900	
Masonry: Brick	70%	Now	\$209,000	LIFE	**	5	\$138,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,000	
Masonry: Limestone	13%	Now	\$281,100	LIFE	**	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2047	**	5-10	\$68,200	
Windows								
Aluminum	55%	Now	\$939,600	2052	**	5	\$11,200	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2049	**	5	\$16,300	
Metal Clad	5%	Now	\$105,900	2052	**	5	\$6,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$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	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2042	**	10	\$10,800	
Modified Bitumen	40%			2032	**	10	\$34,700	
Slate	15%	0-2	\$22,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$42,900	LIFE	**	5	\$45,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%	0-2	\$39,900	2030	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	2%	Now	\$74,000	2040	**	5	\$5,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%	0-2	\$23,900	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	23%			2027	\$402,900	3	\$17,800	
Vinyl Tile 9" X 9"	30%	Now	\$204,200	2032	**	3	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	15%			2042	**	5	\$58,000	
Wood	5%	Now	\$339,800	2067	**	5	\$9,700	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$96,100	2030	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	55%			LIFE	**	5	\$57,500	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	20%			LIFE	**	5	\$10,500	
Plaster	5%	Now	\$14,000	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Old Auditorium</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071

LIFE FAMILY CENTER

Asset # : 1954

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

Interior

Ceilings

AcousTile,Adhered	10%			2032	**	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/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Old Auditorium**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Old Auditorium*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$39,200	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2027	\$146,400	5	\$600	
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Raceway

Conduit	100%			2027	\$151,700	1		
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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		
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Motor Controllers

Locally Mounted	100%			2025	\$261,400	5	\$900	
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Ground

Grounding Devices

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

Transfer Switches

Automatic	100%			2025	\$22,500	1	\$43,100	
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Generators

Diesel	100%			2023	\$176,100	1	\$54,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Generator Room**Explanation : One 120 Kw*

Batteries

Lead/Acid	100%			2019	\$1,500	5	\$5,200	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

LIFE FAMILY CENTER

Asset #: 1954

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Main Tank	100%			2030	**	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2027	\$2,297,600	10	\$128,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2022	\$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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Steam Boiler	100%			2044	**	1	\$138,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$2,215,600	4	\$10,400	
Terminal Devices								
Convactor/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 : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	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		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
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	

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

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

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

Print Date : 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
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,600			\$19,400
Interior Architecture	\$74,300	\$2,500		\$5,100
Electrical	\$400	\$600	\$600	\$18,300
Mechanical	\$3,900	\$2,900	\$4,900	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$106,100	\$9,900	\$9,400	\$49,600
Importance Code A	\$25,300	\$1,800	\$1,700	\$21,300
Importance Code B	\$29,400	\$8,100	\$7,700	\$28,300
Importance Code C	\$51,500			
Total	\$106,100	\$9,900	\$9,400	\$49,600



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$27,400	
	<i>Graffiti, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Along Riverdale Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%	0-2	\$19,600	2043	**	5	\$2,300	
	<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%	4+	\$3,500	LIFE	**	5	\$1,200	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Interior Face</i>							
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal Rail	5%			2044	**	5-10	\$1,200	
Roof								
Modified Bitumen	98%			2032	**	10	\$19,400	
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
Ceramic Tile	5%	0-2	\$2,600	2030	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%			2032	**	5	\$2,000	
Terrazzo	5%			LIFE	**	5	\$1,100	
Vinyl Tile	75%			2032	**	3	\$7,600	
	<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridor(s)</i>							

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%	0-2	\$6,000	2036	**	5	\$1,100	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Concrete Masonry Unit	5%	0-2	\$2,400	LIFE	**	5	\$900	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Masonry: Brick	10%			LIFE	**			
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Marble Panels	5%	0-2	\$17,200	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster	75%	0-2	\$26,000	LIFE	**	5	\$9,700	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Ceilings

AcousTileSusp.Lay-In	30%			2032	**	5	\$8,100	
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Embossed Metal	5%	0-2	\$2,400	LIFE	**	5	\$600	
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Deformed/Dented, Extent : Light, Area Affected : 10%
Location : Throughout

Gypsum Board	15%			LIFE	**	5	\$5,100	
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Plaster	50%	0-2	\$17,800	LIFE	**	5	\$8,500	
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Cracking/Crumbling, Extent : Light, Area Affected : 5%
Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027	\$4,800	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Two 200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$73,200	5	\$600	
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Raceway

Conduit	90%			2027	\$31,700	1		
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Conduit	10%			2047	**	1		
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Panelboards

Fused Disc Sw	10%			2026	\$3,000	5	\$100	
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Molded Case Bkrs	20%			2043	**	5	\$100	
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Molded Case Bkrs	70%			2026	\$20,900	5	\$400	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2057	**	1		
Natural Gas	95%			2047	**	1		
Conversion Equipment								
Radiant Heater	5%			2032	**	2	\$400	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Multiple Units</i>					
Steam Boiler	95%			2040	**	1	\$17,100	
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$900	

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Convector/Radiator	100%			2025	\$90,800	1	\$5,900
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Air Conditioning							
Energy Source							
Electricity	100%			2043	**	1	
Conversion Equipment							
Exterior Pkg Unit - Cooling	5%			2032	**	2	\$100
Window/Wall Unit	30%			2025	\$10,600	1	
No Component	65%						
Terminal Devices							
Fan Coil - 2 Pipe	5%			2032	**	1	\$300
No Component	95%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100
Exhaust Fans							
Roof	100%			2032	**	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	**	1	
HW Heat Exchanger							
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	**		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : B - 2</i>						
	<i>Explanation : One Unit</i>						
Fire Suppression							
Sprinkler							
Generic	100%			2047	**	1-2	\$5,100
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement</i>						

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	2%	Now	\$23,500	2058	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Missing Rwl, W Mount Eden Avenue, Rear Of Building</i>								
Masonry: Brick	60%	0-2	\$32,100	LIFE	**	5	\$53,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Exterior Parapet Walls At Scuppers</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : W Mount Eden Avenue</i>								
Window Wall	38%			2048	**	5	\$126,600	
Windows								
Aluminum	100%	0-2	\$16,100	2044	**	5	\$9,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 1st Floor Common Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 5th Floor Common Room</i>								
Parapets								
Concrete Masonry Unit	70%	2-4	\$32,300	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%	Now	\$25,600	LIFE	**	5	\$900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower, Scuppers Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Southwest Stair Tower, Scuppers Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Southwest Stair Tower</i>								
Metal Panel	10%			2048	**	5	\$1,700	
Roof								
Modified Bitumen	95%			2033	**	10	\$61,000	
Traffic Topping	5%			2033	**	10	\$5,300	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,300	
Ceramic Tile	5%			2037	**	5	\$5,200	
Vinyl Tile	85%	Now	\$14,900	2033	**	3	\$33,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First And Fifth Floor</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$33,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$21,200	
Gypsum Board	15%	0-2	\$1,800	LIFE	**	5	\$12,700	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : First Floor</i>								
Masonry: Brick	45%			LIFE	**	10	\$19,100	
Ceilings								
AcousTileSusp.Lay-In	2%			2033	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Kitchen, Not In Use</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 85%</i>								
<i>Location : W Mt Eden Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amperes Main Disconnect Switch</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : At Water Main</i>					
			<i>Explanation : Corrosion</i>					
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$20,000	
Generators								
Diesel	100%			2031	**	1	\$25,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 125 Kva DMT Genset</i>					
Batteries								
Lead/Acid	100%			2021	\$1,500	5	\$2,400	
Fuel Storage								
Day Tank	100%			2036	**	5	\$12,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 250 Gallon Tank</i>					
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	\$10,800	1		
Exterior Lighting								
HID	20%	Now	\$9,800	2028	\$49,000			
			<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exterior Canopy</i>					
No Component	80%							
Alarm								

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

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

Alarm

Security System								
No Component	80%							
Generic	20%			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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Electricity	1%			2048	**	1		
Natural Gas	99%			2048	**	1		

Conversion Equipment								
Hot Water Boiler	99%			2033	**	1	\$31,800	

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

Location : Basement

Explanation : 2 Units

Radiant Heater	1%			2028	\$10,800	2	\$300	
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Other Observation, Extent : Light, Area Affected : 1%

Location : 1st Floor Lounge

Explanation : 2 Electric Unit Heaters

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 : Basement

Explanation : 1 Of 4 Hot Water Circulating Pumps Is Missing

Terminal Devices								
Convactor/Radiator	98%			2033	**	1	\$20,600	
Fan Coil Unit/Heat	2%			2028	\$18,200	1	\$400	

Other Observation, Extent : Light, Area Affected : 2%

Location : Basement B14, 1st Floor Locker Room And Maintenance Office

Explanation : 3 Units

Air Conditioning

Energy Source								
Electricity	50%			2044	**	1		
Natural Gas	50%			2048	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning									
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	30%			2033	* *	2	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 5th Floor.</i>									
<i>Explanation : 4 Units On The Roof Are Not In Service Because Thermostats Controlling The Units Are Not Functioning.</i>									
	Window/Wall Unit	70%			2023	\$88,700	1		
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2	\$31,700	
	No Component	70%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,400	
Exhaust Fans									
	Roof	85%			2033	* *	2	\$1,700	
	Roof	15%	Now	\$15,100	2038	* *	2	\$200	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof</i>									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2041	* *	1		
HW Heat Exchanger									
	Steam Fired	100%			2038	* *	4	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Heat Exchanger Built Into Boiler</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	90%			LIFE	* *	1		
	Cast Iron	10%	Now	\$12,700	LIFE	* *	1		
<i>Broken, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside Perimeter Of Building Back, Right And Left Side</i>									
Sump Pump(s)									
	Non-Submersible	100%			2028	\$9,300	4	\$2,100	
Sewage Ejector(s)									
	Electric	100%			2028	\$17,500	4	\$3,900	
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : B-5</i>									
<i>Explanation : 1 Of 2 Elevators Not In Service, Not Commissioned.</i>									
Fire Suppression									
Sprinkler									
	Generic	100%			2048	* *	1-2	\$18,200	

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

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

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

1-3

Other Observation, Extent : Light, Area Affected : 1%

Location : 1st Floor Kitchen

Explanation : Not In Use

kitchen Used As Storage.

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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
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013
Area Sq Ft : 103,796 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$17,900	
Interior Architecture	\$24,200			\$3,900
Electrical	\$7,400	\$6,600	\$7,200	\$7,400
Mechanical	\$20,800	\$27,000	\$27,300	\$16,800
Total	\$52,400	\$33,600	\$52,400	\$28,100
Importance Code A	\$10,300	\$10,500	\$28,100	\$10,300
Importance Code B	\$42,100	\$23,100	\$24,200	\$17,800
Importance Code C				
Total	\$52,400	\$33,600	\$52,400	\$28,100



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$151,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$6,000	
Windows								
Aluminum	95%			2041	**	5	\$35,700	
Metal Clad	5%	2-4	\$97,600	2050	**	5	\$5,900	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%			LIFE	**	5	\$10,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$700	
Roof								
Modified Bitumen	95%			2035	**	10	\$46,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2055	**	10	\$8,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4 Units Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$17,000	
Ceramic Tile	20%	Now	\$120,200	2034	**	5	\$15,500	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	15%			2038	**	5	\$35,000	
Vinyl Tile	20%			2025	\$263,700	3	\$15,500	
Wood	40%			2040	**	5	\$116,500	
Interior Walls								
Ceramic Tile	10%	0-2	\$196,500	2034	**	5	\$17,800	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$14,300	
Gypsum Board	50%			LIFE	**	5	\$107,000	
Masonry: Fieldstone	10%			LIFE	**			
Plaster	20%			LIFE	**	5	\$21,400	

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

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

Interior

Ceilings

Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	75%	Now	\$117,600	LIFE	**	5	\$145,600	

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

Location : Throughout

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

Location : Throughout

Plaster	20%	Now	\$20,400	LIFE	**	5	\$19,400	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2045	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2045	**	5	\$400	
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Raceway

Conduit	100%			2045	**	1		
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Panelboards

Molded Case Bkrs	70%			2041	**	5	\$1,900	
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Molded Case Bkrs	30%			2033	**	5	\$800	
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Wiring

Thermoplastic	100%			2045	**	1		
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Motor Controllers

Locally Mounted	100%			2038	**	5	\$700	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Main Water Pipe

Lighting

Interior Lighting

Fluorescent	95%			2025		10	\$90,400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Lamp T-12, Cfl

Incandescent	5%			2025		2	\$100	
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DEPT. OF HOMELESS SERVICES - 071
NELSON AVE FAMILY RESIDENCE
Asset # : 3011

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

Lighting

Egress Lighting								
Emergency, Service	50%			2025	\$25,500	1		
Exit, Service	50%			2025	\$17,300	1		
Exterior Lighting								
HID	100%			2035	**	10	\$300	

Alarm

Security System								
No Component	30%							
Generic	70%			2025	\$219,500	1	\$27,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
No Component	40%							
Generic, Analog	60%			2025	\$643,900	1-3	\$39,500	

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

Heating

Energy Source								
Natural Gas	100%			2035	**	1		
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2035	**	4	\$7,700	
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$33,500	

Air Conditioning

Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2023	\$181,400	2	\$300	
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

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

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

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

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

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

Print Date : 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$10,600	\$1,800	\$1,900	
Interior Architecture	\$22,600	\$29,600	\$204,500	\$3,900
Electrical	\$2,200	\$2,100	\$2,200	\$2,200
Mechanical	\$8,800	\$32,600	\$11,400	\$6,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$56,000	\$77,900	\$231,800	\$24,700
Importance Code A	\$14,700	\$5,900	\$6,000	\$4,100
Importance Code B	\$38,400	\$70,100	\$225,800	\$20,600
Importance Code C	\$3,000	\$1,800		
Total	\$56,000	\$77,900	\$231,800	\$24,700



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$57,700	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$2,300	
Windows								
Aluminum	95%			2041	**	5	\$3,900	
Steel	5%	0-2	\$10,600	2050	**	5	\$1,300	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	85%			LIFE	**	5	\$2,700	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2030	**	5-10	\$2,900	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
Roof								
Modified Bitumen	95%			2035	**	10	\$24,600	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$4,300	
Interior								
Floors								
Carpet	25%			2021	\$196,800	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$13,500	
Ceramic Tile	10%			2040	**	5	\$6,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%	Now	\$17,700	2038	**	5	\$2,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Kitchen</i>							
Vinyl Tile	25%	Now	\$65,500	2030	**	3	\$5,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Elevator Lobbies And Corridors</i>							
	<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Corridors</i>							
Vinyl Tile	25%			2025	\$131,100	3	\$7,700	

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5	\$3,700	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

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	

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%**Location : Computer Server Room*

Ceilings

AcousTileSusp.Lay-In	80%			2030	**	5	\$49,400	
Gypsum Board	20%			LIFE	**	5	\$15,400	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2045	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated 800 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		1	\$10,300	

Panelboards

Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	90%			2041	**	5	\$1,000	

Wiring

Thermoplastic	100%			2045	**	1		
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Motor Controllers

Locally Mounted	100%			2038	**	5	\$300	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Main Water Pipe*

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	98%			2025	\$663,700	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 And T-12 Lamps</i>								
Incandescent	2%			2025	\$13,500	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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2035	**	1		
Conversion Equipment Steam Boiler	100%			2030	**	1	\$40,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2035	**	4	\$3,100	
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								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2035	**	1		
Galvanized Steel	10%			2030	**	1		
Water Heater								
Gas Fired	100%			2020	\$23,500	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	**	1		
Plastic/PVC	10%			2038	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$6,000	4	\$900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 2 Units, 1 Unit Not In Service</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$11,600	
Chemical System								
Generic	100%			2020	\$1,900	1-3	\$3,700	

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

Print Date : 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
Program / Asset # : DHS0021.000 / 1975 **Yr Built/Renovated** : 1922 / 2012
Area Sq Ft : 225,775 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$3,600			\$12,500
Interior Architecture	\$66,000			\$12,800
Electrical	\$15,200	\$22,000	\$20,700	\$45,900
Mechanical	\$62,700	\$50,000	\$80,400	\$89,600
Total	\$147,600	\$71,900	\$101,100	\$160,700
Importance Code A	\$3,600	\$22,500	\$22,500	\$37,400
Importance Code B	\$110,900	\$49,400	\$78,600	\$123,300
Importance Code C	\$33,100			
Total	\$147,600	\$71,900	\$101,100	\$160,700



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

DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$513,700	LIFE	**	5	\$142,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$2,956,300	LIFE	**	5	\$327,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Sandstone	5%	Now	\$78,100	LIFE	**	5	\$13,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$389,200	2043	**	5	\$11,600	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$3,600	2036	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	2%	Now	\$47,700	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Copper/Terne	2%	Now	\$48,500	2047	**	5	\$4,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$1,462,500	LIFE	**	5	\$84,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	3%	Now	\$64,500	LIFE	**	5	\$3,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%	Now	\$65,000	2037	**	5	\$5,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	50%	Now	\$285,700	2030	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%	Now	\$98,400	2032	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	35%	Now	\$254,100	2027	\$847,000			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	3%			2032	**	10	\$12,500	
Skylight, Metal/Glass	5%	Now	\$307,000	2037	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	50%	0-2	\$88,400	LIFE	**	5	\$372,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	0-2	\$33,000	2030	**	5	\$17,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$867,500	2037	**	3	\$38,300	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$448,700	2055	**	5	\$31,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$146,700	2030	**	5	\$13,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%	0-2	\$88,600	LIFE	**	5	\$16,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$33,100	LIFE	**	5	\$24,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$310,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$383,900	LIFE	**	5	\$35,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$37,000	LIFE	**	5	\$53,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	40%	Now	\$2,865,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$427,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$446,400	LIFE	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2027	\$19,600	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$39,200	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 600 Amperes Main Disconnect Switch</i>								
Molded Case Bkrs	25%			2027	\$19,600	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2027	\$256,100	5	\$700	
Molded Case Bkrs	25%			2027	\$85,400	5	\$1,500	
Raceway								
Conduit	100%			2027	\$389,500	1		
Panelboards								
Fused Disc Sw	10%			2026	\$35,800	5	\$500	
Molded Case Bkrs	90%			2026	\$322,300	5	\$5,400	
Wiring								
Braided Cloth	60%	2-4	\$360,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$8,400	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Main Tank	100%			2030	**	5	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 275 Gallons</i>								
<hr/>								
Lighting								
Interior Lighting Fluorescent	85%			2035	**	10	\$177,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2022		10	\$700	
Incandescent	5%			2022		2	\$300	
<hr/>								
Egress Lighting								
Emergency, Service	10%			2022		1	\$11,200	
Emergency, Service	50%			2035	**	1		
Exit, Service	30%			2022		1	\$22,700	
Exit, Service	10%			2035	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2022		10	\$700	
<hr/>								
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$8,400	
<hr/>								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022		1-3	\$14,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	40%			2037	**	5	\$28,200	
Natural Gas	60%			2047	**	1		
<hr/>								
Conversion Equipment								
Steam Boiler	100%	Now	\$115,500	2032	**	1	\$202,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071

PAMOJA HOUSE

Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$73,600	2037	**	4	\$11,200	
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%	Now	\$119,700	2027	\$1,197,100	1	\$50,700	
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Convactor/Radiator	60%	Now	\$91,900	2032	**	1	\$39,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2037	**	2	\$2,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : To Serve The Kitchen Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Under Construction</i>								
No Component	85%							
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$44,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$126,900	
Exhaust Fans								
Interior	60%	Now	\$1,100	2027	\$5,300	2	\$3,300	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Bathrooms</i>								
Roof	40%			2027	\$19,400	2	\$2,800	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%	Now	\$46,700	2032	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	40%			2027	\$51,900	2	\$1,300	
Gas Fired	60%			2026	\$77,900	2	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2027	\$338,900	4	\$33,800	
Sanitary Piping								
Cast Iron	100%	Now	\$155,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$32,200	2037	**	4	\$4,800	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
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	

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

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

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

Print Date : 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,600		\$38,800	
Interior Architecture	\$19,300	\$15,200		
Electrical	\$17,400	\$4,100	\$4,500	\$4,500
Mechanical	\$52,500	\$55,600	\$65,100	\$64,100
Total	\$112,800	\$74,900	\$108,400	\$68,600
Importance Code A	\$43,700	\$20,100	\$59,000	\$20,100
Importance Code B	\$63,200	\$54,800	\$49,400	\$48,500
Importance Code C	\$5,900			
Total	\$112,800	\$74,900	\$108,400	\$68,600



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

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

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

DEPT. OF HOMELESS SERVICES - 071

PARK SLOPE ARMORY

Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$291,700	
Masonry: Brick	3%			LIFE	**	5	\$9,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Wall Facing Roof</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Sandstone	7%			LIFE	**	5	\$17,000	
Windows								
Aluminum	100%	Now	\$99,800	2042	**	5	\$10,900	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	10%			2061	**	5	\$40,500	
Masonry: Brick	85%	Now	\$448,500	LIFE	**	5	\$71,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	
Roof								
Asphalt Shingle	80%	Now	\$222,700	2035	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	Now	\$54,400	2054	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	5%	Now	\$23,600	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2031	**	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$299,000	2046	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$15,200	
Vinyl Tile	20%			2026	**	3	\$22,800	
Wood	20%			2029	**	5	\$113,900	
Not Accessible	55%							
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$11,900	
Gypsum Board	10%			LIFE	**	5	\$14,200	
Plaster	10%			LIFE	**	5	\$7,100	
Not Accessible	75%							

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,400	2031	**	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Embossed Metal	1%			LIFE	**	5	\$1,400	
Plaster	19%	Now	\$82,600	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	75%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2026	\$1,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And One 200 Amperes Main Disconnect Switch</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2036	**	1		
Not Accessible	75%							
Motor Controllers								
Locally Mounted	25%			2024	\$3,200	5	\$300	
Not Accessible	75%							

Ground

Grounding Devices

Generic	100%	0-2	\$10,400	LIFE	**	5	\$3,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main - Basement**Explanation : Corroded*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	2%			2031	**	10	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fl</i>								
Fluorescent	23%			2031	**	10	\$42,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Not Accessible	75%							
Egress Lighting								
Emergency, Service	15%			2031	**	1		
Exit, Service	10%			2031	**	1		
Not Accessible	75%							
Exterior Lighting								
HID	25%			2021	\$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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried Under Sidewalk On 15th Street</i>								
<i>Explanation : 1 4000 Gallon Tank</i>								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$201,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Steam Boilers</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071

PARK SLOPE ARMORY

Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Central Plant Steam Piping/Pmp	25%			2026	\$179,200	4	\$2,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								
Central Plant Steam Piping/Pmp	75%			2046	**	4	\$7,500	
Terminal Devices								
Air Handler	70%			2031	**	1	\$87,800	
Convactor/Radiator	30%			2024	\$895,100	1	\$19,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2031	**	1	\$65,900	
Window/Wall Unit	30%			2024	\$129,600	1		
Distribution								
CW & CHW Wtr Pipe/Pump	70%			2046	**	4	\$7,000	
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		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The D H S Section Of The Building</i>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%	0-2	\$43,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Scuppers And Leaders On The North And South Sides Of The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Around The Perimeter Of The Building</i>								
<i>Explanation : Aluminium Scuppers And Leaders Observed</i>								
Backflow Preventer Generic	100%			2031	**	1	\$12,400	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Sprinkler Generic	30%			2036	**	1-2	\$17,100	
Generic	70%			2052	**	1-2	\$39,800	

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	66%	0-2	\$176,600	LIFE	**	5	\$58,600	
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : E 142nd</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Control Joints Throughtout</i>								
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	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	35%	0-2	\$8,900	LIFE	**	5	\$1,600	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South West Roof</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Joints</i>								
Metal Panel	10%			2048	**	5	\$1,700	
Metal Rail	35%			2041	**	5-10	\$28,000	
No Component	20%							
Roof								
Metal Panel	45%			2041	**	10	\$53,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Roof Gutter</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Center Roof, Gutter</i>								
Modified Bitumen	55%	Now	\$20,500	2028	\$205,300			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Flashing - North East Roof And South East Roof Stair</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	30%			2037	**	5	\$31,100	
Vinyl Tile	70%	0-2	\$61,500	2033	**	3	\$27,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%	0-2	\$6,300	LIFE	**	5	\$5,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair I, J, G</i>								
Glass: Single Pane	3%			LIFE	**	5	\$6,400	
Plaster	87%			LIFE	**	5-10	\$104,600	
Ceilings								
Gypsum Board	60%	Now	\$31,600	LIFE	**	5	\$78,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends, Stair H</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
Plaster	40%			LIFE	**	5-10	\$71,800	
Site Enclosure								
Fence/Gates								
Chain link	20%			2038	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Galvanized Steel Adhesion Issues</i>								
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$23,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	4+	\$1,300	2031		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Activity Yard								
Rubber Matting	60%	Now	\$5,400	2028	\$26,900			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Missing Tiles</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Rubber Matting	40%			2023	\$17,900			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2038		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2038		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038		**	5	\$300
Raceway								
Conduit	100%	4+	\$2,000	2038		**	1	
<i>Covers Missing, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement</i>								
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								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$110,600	10	\$6,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Cafeteria</i>								
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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$33,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$5,000	
Terminal Devices								
Air Handler	10%			2028	\$88,600	1	\$4,200	
Convactor/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 - Heating/Cooling	10%			2026	\$134,100	2	\$400	
Split Unit	10%			2028	\$134,600			
Window/Wall Unit	50%			2023	\$65,700	1		
No Component	30%							

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
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%	Now	\$300	2038	**	2	\$100
<i>Unit Inoperable, Extent : Light, Area Affected : 100%</i>							
<i>Location : Roof, Exhaust Fan 15</i>							
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2048	**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : Booster Pump And Hot Water Storage Tank.</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-2</i>							
<i>Explanation : 1 Unit</i>							
Fire Suppression							
Sprinkler							
Generic	100%			2048	**	1-2	\$18,900
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							

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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
Program / Asset # : DHS0076.000 / 4448 Yr Built/Renovated : 2011 / 2011
Area Sq Ft : 76,743 Project Type : HOMELESS SERVICES
Date of Survey : 02-May-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,P
Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 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



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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$206,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra- Cotta Panels.</i>								
Metal Panel	10%			2053	**	5-10	\$22,800	
Window Wall	5%			2053	**	5	\$6,200	
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra-cotta Panels.</i>								
Metal Panel	40%			2053	**	5	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2053	**	5	\$600	
Metal Rail	15%			2044	**	5-10	\$8,400	
Roof								
IRMA/Protected Membrane	95%			2035	**	10	\$27,200	
<i>Paver Block Ballast, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Roll Roofing	5%			2028		5	\$2,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2040	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$9,000	
Vinyl Tile	75%			2035	**	3	\$32,300	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	
Fiberglass Panel	5%			LIFE	**			
Glass: Single Pane	20%			LIFE	**	5	\$44,400	
Gypsum Board	55%			LIFE	**	5	\$97,600	
Ceilings								
AcousTileSusp.Lay-In	75%			2044	**	5	\$86,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$14,400	

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

Asset # : 4448

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
Stand-by Power								
Generators								
Diesel	100%			2040	**	1	\$29,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Roof</i>					
			<i>Explanation : One 900 Kw</i>					
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$2,800	
Fuel Storage								
Day Tank	50%			2049	**	5	\$7,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Roof</i>					
			<i>Explanation : One 275 Gallons</i>					
Main Tank	50%			2062	**	5	\$1,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 8000 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$21,100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Fluorescent	70%			2035	**	10	\$49,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-5 Lamps</i>					

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

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	60%			2035	**	1		
Exit, Service	40%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2062	**	5	\$2,300	
Alarm								
Security System								
No Component	80%							
Generic	20%			2035	**	1	\$5,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	**	1-3	\$9,500	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$37,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Penthouse Boiler Room</i>					
			<i>Explanation : 3 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$3,800	
Terminal Devices								
Air Handler	70%			2035	**	1	\$33,200	
Convactor/Radiator	30%			2044	**	1	\$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2031	**	2	\$4,700	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : AC Room</i>					
Heat Rejection								
Water Cooling Tower	100%	Now	\$5,400	2031	**	2	\$61,800	
			<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Bearing Defects</i>					
Ventilation								

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

Asset # : 4448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,800	
Exhaust Fans								
Interior	60%			2035	**	2	\$1,400	
Roof	40%			2035	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2026	\$43,800	2	\$1,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
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								
Geared Traction	90%			LIFE	**			
		<i>Other Observation, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : B-7, Penthouse</i>						
		<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>						
Hydraulic	10%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$38,700	
Sprinkler								
Generic	100%			2053	**	1-2	\$21,500	
Fire Pump								
Generic	100%			2040	**	1	\$14,300	

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Print Date : 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$136,800	
Masonry: Brick	85%			LIFE	**	5	\$148,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	5	\$8,800	
Windows								
Aluminum	15%			2048	**	5	\$1,800	
Aluminum	85%			2042	**	5	\$10,000	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,400	
Masonry: Brick	80%			LIFE	**	5	\$2,500	
Metal Panel	5%			2052	**	5	\$600	
Metal Rail	5%			2039	**	5-10	\$2,800	
Roof								
Copper/Terne	50%			2041	**	10	\$31,200	
Metal Panel	10%			2039	**	10	\$4,600	
Modified Bitumen	27%			2031	**	10	\$6,700	
Roll Roofing	10%			2022	\$10,300	5	\$4,200	
Skylight, Metal/Glass	3%			2046	**	10	\$2,500	
Interior								
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		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	44%			2031	**	3	\$35,500	
Vinyl Tile	30%			2034	**	3	\$24,200	
Interior Walls								
Ceramic Tile	5%	Now	\$26,500	2029	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms In Dormitories</i>								
Gypsum Board	45%			LIFE	**	5	\$52,000	
Marble Panels	5%			LIFE	**			
Plaster	10%	Now	\$30,900	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exit Stair, Basement</i>								
Plaster	35%			LIFE	**	5	\$20,200	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	55%			LIFE	**	5	\$55,400	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2026	\$29,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	20%			2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$146,400	2056	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2026	\$35,900	1		
Thermoplastic	5%			2046	**	1		
Motor Controlllers								
Locally Mounted	80%			2024	\$164,300	5	\$600	
Locally Mounted	20%			2039	**	5	\$100	
Ground								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$706,900	10	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	**	10	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2034	**	10	\$49,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2034	**	1		
Emergency, Battery	10%			2021	\$14,500	10	\$2,600	
Exit, Service	45%			2034	**	1		
Exit, Service	5%			2021	\$1,800	1		
Exterior Lighting								
HID	100%			2021	\$413,200	10	\$300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$12,300	
Fire/Smoke Detection								
Under Construction	100%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$106,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$8,000	
Terminal Devices								
Convector/Radiator	100%			2031	**	1	\$34,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$42,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$6,000	
No Component	90%							
Exhaust Fans								
Interior	100%	Now	\$107,500	2026	\$358,200	2	\$2,600	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
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	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$15,600	4	\$2,300	
Backflow Preventer								
Generic	100%			2031	**	1	\$6,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Unit B-18: 1 Unit 1-18</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$54,300	
Sprinkler								
No Component	80%							
Generic	20%			2036	**	1-2	\$6,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Fire Pump							
	Generic	100%			2041	* *	1	\$20,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Under Construction On Roof.</i> <i>Explanation : Under Construction</i>								

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

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

Print Date : 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
Program / Asset # : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 17,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071

ROSE MCCARTHY RESIDENCE

Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	
Masonry: Brick	25%			LIFE	**	5	\$5,700	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Stucco Cement	65%			2039	**	5	\$37,300	
Windows								
Aluminum	90%	Now	\$5,800	2042	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	0-2	\$8,000	2051	**	5	\$500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,400	
Masonry: Brick	90%			LIFE	**	5	\$1,600	
Roof								
Modified Bitumen	95%			2031	**	10	\$14,000	
Skylight, Metal/Glass	5%			2046	**	10	\$2,500	
Interior								
Floors								
Ceramic Tile	5%	Now	\$1,200	2035	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	20%			2039	**	5	\$7,500	
Vinyl Tile	25%	0-2	\$5,300	2026	\$53,100	3	\$2,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	50%			2054	**	5	\$23,400	
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	
Gypsum Board	50%			LIFE	**	5	\$9,000	
Plaster	20%	Now	\$4,800	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2031	**	5	\$5,000	
Gypsum Board	80%			LIFE	**	5	\$25,000	

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch For The House</i>								
Fused Disc Sw	50%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Day Care</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	90%			2034	**	5	\$400	
Molded Case Bkrs	10%			2051	**	5		
Wiring								
Thermoplastic	95%			2036	**	1		
Thermoplastic	5%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$41,100	10	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2034	**	10	\$3,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway, Hallway, Daycare And Offices</i>								
Fluorescent	10%			2026	\$27,400	10	\$1,500	
<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Unit - Kitchen Area</i>								
Fluorescent	55%			2026	\$150,800	10	\$8,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Unit</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$11,200	10	\$2,000	
Exit, Service	50%			2026	\$2,800	1		
Exterior Lighting								
HID	100%			2026	\$64,100	10	\$100	
Alarm								

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

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

Alarm

Security System								
No Component	50%							
Generic	50%			2034	**	1	\$3,200	
Fire/Smoke Detection								
Generic, Digital	100%			2034	**	1-3	\$10,800	

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

Heating

Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$8,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 4 Units - Multi Temp</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$5,400	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	15%			2024		2	\$200	
Window/Wall Unit	25%			2021		1	\$8,100	
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		2	\$200	
No Component	70%							

Plumbing

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

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

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

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

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

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

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

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

Print Date : 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	\$1,600	\$1,500	\$9,600	\$1,900
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		
Total	\$56,200	\$5,500	\$12,600	\$4,600



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	
Masonry: Brick	45%			LIFE	**	5	\$9,700	
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	45%			2039	**	5	\$24,300	
Windows								
Aluminum	90%			2042	**	5	\$1,300	
Metal Clad	10%	0-2	\$7,500	2051	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,300	
Stucco Cement	90%			2039	**	5	\$4,000	
Roof								
Modified Bitumen	100%			2036	**	10	\$13,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Quarry Tile	20%			2039	**	5	\$7,100	
Vinyl Tile	20%	Now	\$2,000	2026	\$39,900	3	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	55%	4+	\$21,300	2054	**	5	\$12,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$5,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
Gypsum Board	50%			LIFE	**	5	\$8,400	
Plaster	20%	Now	\$4,500	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$3,500	
Gypsum Board	85%			LIFE	**	5	\$25,000	

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 600 Amperes And 100 Amperes Main Disconnect Switch For The House And Laundry</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$100	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$400	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$38,700	10	\$2,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	15%			2034	**	10	\$2,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Stairway, Hallway, Offices And Laundry</i>							
Fluorescent	15%			2026	\$38,700	10	\$2,200	
	<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Units - Kitchen</i>							
Fluorescent	55%			2026	\$141,900	10	\$7,900	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building - Apt. Unit</i>							
Egress Lighting								
Emergency, Battery	50%			2026	\$10,600	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	

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2036	**	1	
Conversion Equipment							
Hot Water Boiler	100%			2031	**	1	\$7,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 3 Units - Multi Temp</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2034	**	4	\$800
Terminal Devices							
Convactor/Radiator	100%			2031	**	1	\$5,100
Air Conditioning							
Energy Source							
Electricity	100%			2042	**	1	
Conversion Equipment							
Interior Pkg Unit - Cooling	10%			2024	\$55,000	2	\$100
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							
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

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

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

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

Print Date : 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
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$30,500			
Interior Architecture	\$51,800		\$7,100	
Electrical	\$2,900	\$59,900	\$3,700	\$2,900
Mechanical	\$25,400	\$30,800	\$12,100	\$7,900
Total	\$110,600	\$90,800	\$22,900	\$10,800
Importance Code A	\$30,500	\$4,000		\$3,900
Importance Code B	\$50,400	\$86,700	\$22,900	\$6,900
Importance Code C	\$29,700			
Total	\$110,600	\$90,800	\$22,900	\$10,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$81,900	LIFE	**	5	\$54,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$30,500	2041	**	5	\$1,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,400	
Masonry: Brick	90%	Now	\$59,400	LIFE	**	5	\$5,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$54,000	2030	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$9,800	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$12,200	2034	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%			2030	**	3	\$21,300	
<hr/>								
Interior Walls								
Ceramic Tile	5%	Now	\$104,100	2040	**	5	\$1,900	
<i>Adhesion Failure, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Gypsum Board	95%	Now	\$29,700	LIFE	**	5	\$43,100	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$102,100	2030	**	5	\$31,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$200	
<hr/>								
Raceway								
Conduit	95%			2035	**	1		
Conduit	5%			2045	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2024	\$2,200	5	\$100	
Molded Case Bkrs	85%			2033	**	5	\$1,000	
Molded Case Bkrs	10%			2047	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	90%			2035	**	1		
Thermoplastic	10%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$93,400	5	\$300	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	58%			2025	\$402,200	10	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Fluorescent	40%			2030	**	10	\$15,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	2%			2030	**	10	\$800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Radiant Heater	100%			2020	\$700,100	2	\$19,600	
Terminal Devices								
Air Handler	100%			2020	\$555,500	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	50%			2019	\$738,500	2	\$1,300	
Ext Pkg Unit - Heating/Cooling	50%			2025	\$247,300	2	\$1,300	
Heat Rejection								
Dry Cooler	25%			2025	\$53,700	2	\$7,400	
Dry Cooler	25%			2025	\$53,700	2	\$7,400	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,600	
Exhaust Fans								
Interior	95%			2020	\$133,500	2	\$1,200	
Roof	5%			2020	\$3,300	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2030	**	1		
Water Heater								
Electric	50%			2020	\$17,400	4	\$200	
Electric	50%			2019	\$17,400	4	\$200	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fire Suppression								
	Sprinkler							
	Generic	100%			2035	* *	1-2	\$11,800
	Chemical System							
	Generic	100%			2020	\$1,900	1-3	\$3,700

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

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

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

Print Date : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071

SCCW CENTRAL

Asset # : 4443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$8,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Cornices And Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$19,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$14,100	LIFE	**	5	\$800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Building Base</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Building Base</i>								
<i>Explanation : Painted Surfaces</i>								
Windows								
Aluminum	100%			2047	**	5	\$5,000	
Parapets								
Masonry: Brick	55%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Rail	15%	Now	\$9,500	2030	**	5	\$11,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fourth Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Ladder From Third To Fourth Floor Roofs</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Ladder From Third To Fourth Floor Roofs</i>								
Metal: Cage/Fence	25%	Now	\$17,800	2030	**	5	\$8,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	45%			2025	\$25,200	10	\$4,000	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
Panel/Paver: Cer/Brk	50%	Now	\$10,900	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Dormitories</i>								
Skylight, Metal/Glass	5%			2045	**	10	\$1,500	

Interior

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

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

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

DEPT. OF HOMELESS SERVICES - 071

SCCW CENTRAL

Asset # : 4443

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2034	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	80%			2030	**	3	\$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	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Third Floor Dormitories</i>						
Plaster	20%			LIFE	**	5	\$2,800	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$100	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	20%			2033	**	5	\$100	
Molded Case Bkrs	80%			2033	**	5	\$400	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	**	1	\$5,500	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Generators								
Diesel	100%			2028	\$61,500	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated @ 156 Kva</i>								
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$4,000	
Fuel Storage								
Main Tank	100%			2040	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$6,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	98%			2025	\$316,300	10	\$16,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside, Hallways And Roof</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$203,300	1-3	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>								

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

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

SCCW CENTRAL

Asset # : 4443

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2030	**	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2035	**	4	\$1,300	
Terminal Devices Convactor/Radiator	100%			2030	**	1	\$5,800	
Air Conditioning								
Energy Source Electricity	100%			2041	**	1		
Conversion Equipment Window/Wall Unit No Component	65%			2020		1		
	35%							
Ventilation								
Distribution Ductwork/Diffusers No Component	20%			LIFE	**	2-5	\$2,000	
	80%							
Exhaust Fans Roof No Component	20%			2025		2	\$100	
	80%							
Plumbing								
H/C Water Piping Galvanized Steel	100%			2030	**	1		
Water Heater Gas Fired	100%			2024		2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2020		4	\$600	
Backflow Preventer Generic	100%			2033	**	1	\$1,100	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors B-4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Fire Pump							
	Generic	100%			2028	\$11,800	1	\$3,400
	Chemical System							
	Generic	100%			2020	\$2,100	1-3	\$3,700

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** 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
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 18-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 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



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

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

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

Asset # : 2595

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	47%	Now	\$155,100	LIFE	**	5	\$51,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Storage Wall At Main Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : B And C Line At East Facade</i>								
Masonry: Brick	50%	Now	\$164,900	LIFE	**	5	\$54,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Fire Escapes</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Middle Courtyard Line From Fifth To Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Cement Stucco Coated</i>								
Masonry: Limestone	3%			LIFE	**	5	\$2,500	
Windows								
Aluminum	95%	Now	\$58,400	2041	**	5	\$3,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$19,100	2050	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$2,800	
Masonry: Brick	30%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Norh Parapet</i>								
<i>Explanation : Cement Stucco Coated</i>								
Metal Panel	25%			2051	**	5	\$6,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	

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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	97%	2-4	\$316,700	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fifth Floor</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$5,600	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,500	
Ceramic Tile	10%			2034	**	5	\$11,500	
Vinyl Tile	30%			2025	\$291,900	3	\$17,200	
Wood	55%	Now	\$415,100	2040	**	5	\$59,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Apartments</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Apartments</i>								
Interior Walls								
Gypsum Board	70%			LIFE	**	5	\$57,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 5b And 5c</i>								
Plaster	30%			LIFE	**	5	\$12,300	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$114,600	
Plaster	20%			LIFE	**	5	\$14,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$2,100	

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

Asset # : 2595

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$125,700	10	\$7,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	20%			2025	\$251,400	10	\$14,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases</i>								
Incandescent	70%			2025	\$879,700	2	\$1,200	
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$9,200	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2025	\$293,900	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$70,600	1	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside, Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$805,900	1-3	\$49,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		

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

Asset # : 2595

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2023	\$552,000	1	\$37,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Distribution Hot Wtr Piping/Pump	100%			2033	**	4	\$3,800
Terminal Devices Convactor/Radiator	100%			2030	**	1	\$24,700
Air Conditioning							
Energy Source Electricity	100%			2033	**	1	
Conversion Equipment Window/Wall Unit	10%			2020	\$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 Galvanized Steel	100%			2030	**	1	
Water Heater Gas Fired	100%			2020	\$43,700	2	\$1,100
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	10%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : B - G</i>					
		<i>Explanation : 1 Freight</i>					
No Component	90%						
Fire Suppression							
Sprinkler No Component	95%						
Generic	5%			2035	**	1-2	\$1,100

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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



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

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset # : 14740

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,200	
Ceramic Tile	5%			2034	**	5	\$2,100	
Vinyl Tile	85%			2025	\$304,100	3	\$17,900	
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
Ceramic Tile	5%			2034	**	5	\$2,500	
Plaster	90%			LIFE	**	5	\$13,600	
Ceilings								
AcousTileSusp.Lay-In	45%			2030	**	5	\$19,000	
Exposed Concrete	5%	Now	\$13,500	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE	**	5	\$13,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	
Wiring								
Thermoplastic	100%			2045	**	1		
Lighting								
Interior Lighting								
Fluorescent	30%			2030	**	10	\$7,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	70%			2030	**	10	\$18,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Rooms</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$3,400	
Exit, Service	50%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$100	

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)

Asset # : 14740

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

Alarm

Security System

No Component

70%

Generic

30%

2030

**

1

\$3,200

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

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

**

1-3

\$17,700

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2035

**

1

Conversion Equipment

Steam Boiler

100%

2023

\$170,400

1

\$27,900

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

Location : Boiler Room

Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp

100%

2035

**

4

\$2,100

Terminal Devices

Convactor/Radiator

100%

2030

**

1

\$9,100

Air Conditioning

Energy Source

Electricity

100%

2033

**

1

Conversion Equipment

Window/Wall Unit

95%

2020

\$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

Corroded, Extent : Severe, Area Affected : 5%

Location : Throughout

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)
Asset # : 14740

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	Water Heater							
	Gas Fired	100%			2024	\$16,100	2	\$400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Of 2 Unit Out Of Service. 1 Of 2 Unit Is New And Working</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s)							
	Non-Submersible	100%			2025	\$4,100	4	\$600
	Sewage Ejector(s)							
	Electric	100%			2025	\$7,700	4	\$1,100
	Backflow Preventer							
	Generic	100%			2025	\$6,700	1	\$1,700
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	70%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : 1 Unit B-6 And 1 Unit 1-7</i>					
			<i>Explanation : 2 Units</i>					
	Hydraulic	30%			LIFE	* *		
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 1-2</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2045	* *	1-5	\$14,200
	Sprinkler							
	Generic	100%			2045	* *	1-2	\$7,900
	Fire Pump							
	Generic	100%			2028	\$17,000	1	\$5,300

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

** 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
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2009
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$65,100	
Stucco Cement	5%			2038	**	5	\$8,600	
Windows								
Aluminum	100%			2041	**	5	\$4,600	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : At Sills Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2038	**	5-10	\$83,800	
Roof								
Built-Up (BUR)	65%			2033	**	10	\$57,100	
Metal Panel	35%			2038	**	10	\$56,400	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	
Ceramic Tile	5%			2034	**	5	\$4,500	
Vinyl Tile	90%			2030	**	3	\$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	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$89,700	
Plaster	20%			LIFE	**	5	\$11,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	5%			2033	**	5	\$100	
Molded Case Bkrs	95%			2033	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2035	**	1		

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	60%			2030	**	10	\$33,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-8 Lamps</i>					
Fluorescent	5%			2030	**	10	\$2,700	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	35%			2025	\$344,300	10	\$19,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Using T-12 Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2025	\$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 Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	50%			2038	**	1	\$14,800	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Of 2 Units</i>					
Hot Water Boiler	50%			2030	**	1	\$14,800	
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Of 2 Units</i>					

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$4,400	
Terminal Devices								
Air Handler	25%	Now	\$19,700	2025	\$197,000	1	\$8,300	
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit In Basement</i>								
Convactor/Radiator	75%			2030	**	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%	Now	\$17,900	2023	\$178,800	2	\$400	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2020	\$11,700	1		
No Component	75%							
Ventilation								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$8,700	4	\$1,300	
Sewage Ejector(s)								
Electric	100%			2025	\$16,400	4	\$2,400	
Backflow Preventer								
Generic	100%			2025	\$14,200	1	\$3,700	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression	Sprinkler							
	Generic	100%			2035		**	1-2 \$16,800

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** 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
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$32,600	LIFE	**	5	\$14,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	5%	2-4	\$11,900	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco</i>								
Masonry: Brick	10%	Now	\$34,900	LIFE	**	5	\$5,800	1
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Door At South Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$34,800	
Stucco Cement	50%	2-4	\$503,000	2041	**	5	\$36,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East/ West Facades Show Cracking And Bulging</i>								
Windows								
Aluminum	90%	Now	\$157,800	2053	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Windows At The End Of Useful Life</i>								
Steel	10%	Now	\$21,900	2053	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stairs</i>								
Parapets								
Masonry: Brick	65%	2-4	\$105,900	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,200	2048	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$800	2033	**	5	\$2,000	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2041	**	5	\$3,600	

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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	95%			2033	**	10	\$13,900	
Skylight, Metal/Glass	5%	2-4	\$21,600	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Ceramic Tile	5%	4+	\$17,700	2031	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$3,400	
Terrazzo	15%	Now	\$31,800	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%	2-4	\$29,100	2028	\$290,600	3	\$12,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	4+	\$142,400	LIFE	**	5	\$26,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$294,900	2048	**	5	\$18,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$5,700	
Plaster	15%	0-2	\$9,000	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain link	100%	4+	\$45,500	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Parking/Driveway								
Asphalt	50%	4+	\$18,400	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parking Lot</i>								
Cast in Place Concrete	50%	4+	\$50,100	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Parking Lot</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

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

Site Pavements

Activity Yard

Cast in Place Concrete	85%			2033		**		
Rubber Matting	15%			2028				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$4,800	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated 800 Amperes

Raceway

Conduit	100%			2028	\$35,200	1		
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Panelboards

Fused Disc Sw	10%			2027	\$3,000	5	\$100	
Molded Case Bkrs	90%			2027	\$26,900	5	\$600	

Wiring

Thermoplastic	100%			2028	\$51,400	1		
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Motor Controllers

Locally Mounted	100%	2-4	\$1,100	2033		**	\$100	
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Corroded, Extent : Light, Area Affected : 1%

Location : Roof

Ground

Grounding Devices

Generic	100%			LIFE		**	\$800	
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Stand-by Power

Transfer Switches

Manual	100%			2028	\$5,400	5	\$100	
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Generators

Natural Gas	100%			2031		**	\$10,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Outside Side Yard

Explanation : 12.5 Kw

Batteries

Lead/Acid	100%			2021	\$1,500	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	99%			2028	\$424,600	10	\$23,700	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Fluorescent	1%			2028	\$4,300	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Basement

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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Outside</i>					
			<i>Explanation : CCTV Surveillance Camera</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$40,500	2028	\$81,100	1-3	\$4,400	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$25,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Steam Piping/Pump	100%			2028	\$108,100			
Terminal Devices								
Convactor/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%							

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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$4,600	1	\$400	
No Component	95%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2028	\$500	2	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof And By Fire Escape Stairs.</i>						
		<i>Explanation : Refrigerant Piping Damaged And Missing Insulation.</i>						
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$23,100	
Exhaust Fans								
Roof	99%			2028	\$40,200	2	\$800	
Wall Unit	1%			2028	\$100	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Child Care</i>						
		<i>Explanation : 2 Units</i>						
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2026	\$107,200	1		
Water Heater								
Gas Fired	100%			2027	\$14,900	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units Installed 2014</i>						
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2048	**	1-2	\$7,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE**

Asset # : 1944

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Fire Suppression

Chemical System

No Component

Generic

99%

1%

2023

1-3

Other Observation, Extent : Light, Area Affected : 100%

Location : Kitchen

Explanation : Ansul-102

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$77,700	LIFE	**	5	\$25,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	50%	Now	\$86,300	LIFE	**	5	\$28,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout, Bulkheads</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Areaways</i>							
	<i>Explanation : Stucco On Brick</i>							
Masonry: Limestone	5%	Now	\$15,600	LIFE	**	5	\$2,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	90%	Now	\$92,000	2042	**	5	\$5,500	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Clad	10%	Now	\$6,300	2034	**	5	\$3,800	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$6,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Areaways And Interior Face</i>							
	<i>Explanation : Stucco On Brick</i>							
Masonry: Sandstone	35%	Now	\$28,800	LIFE	**	5	\$4,100	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Roof								
Modified Bitumen	95%			2036	**	10	\$19,600	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2056	**	10	\$3,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	
Ceramic Tile	20%	Now	\$11,000	2035	**	5	\$5,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	25%			2026	\$121,200	3	\$5,400	
Vinyl Tile	40%			2036	**	3	\$8,600	
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Wood	10%			2041	**	5	\$10,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$27,100	
Gypsum Board	60%			LIFE	**	5	\$48,700	
Plaster	20%			LIFE	**	5	\$8,100	
Ceilings								
Gypsum Board	100%	Now	\$28,000	LIFE	**	5	\$69,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And Two 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	25%			2026	\$225,700	10	\$12,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Basement, Hallway And Stairway</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	75%			2026	\$677,000	2	\$900	
Egress Lighting								
Emergency, Battery	50%			2026	\$37,000	10	\$6,600	
Exit, Service	50%			2026	\$9,100	1		
Exterior Lighting								
HID	50%			2026	\$103,700	10	\$100	
No Component	50%							
Alarm								

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Alarm

Security System								
No Component	90%							
Generic	10%			2031	**	1	\$2,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	**	1-3	\$10,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$27,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Gas Fired Modular Hot Water Boiler -300,000 Btu/hr Ea</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$2,700	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$17,800	

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2021		1	\$26,800	
No Component	75%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	
Exhaust Fans								
Roof	100%			2026		2	\$1,700	

Plumbing

H/C Water Piping								
Galvanized Steel	100%			2031	**	1		
Water Heater								
Gas Fired	100%			2024		2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units - A.O. Smith 100 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 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
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6,S
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 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



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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$120,000	LIFE	**	5	\$66,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$230,100	LIFE	**	5	\$76,400	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Walls Facing Courtyard, Bulkhead</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Walls Facing Courtyard, Bulkhead</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Walls Facing Courtyard, Bulkhead</i>							
Windows								
Aluminum	95%	Now	\$57,500	2043	**	5	\$6,900	
	<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$37,700	2052	**	5	\$4,500	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$1,200	
Masonry: Brick	70%	Now	\$41,400	LIFE	**	5	\$3,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	2%			2047	**	5	\$400	
Metal Rail	25%			2040	**	5-10	\$23,200	
Roof								
Cast in Place Concrete	3%			LIFE	**			
Modified Bitumen	92%			2032	**	10	\$26,600	
Skylight, Plastic	5%			2040	**	1		

Interior

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$21,300	LIFE	**	5	\$22,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
Ceramic Tile	5%			2036	**	5	\$5,100	
Quarry Tile	5%	Now	\$58,900	2032	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%	0-2	\$69,700	2027	\$697,100	3	\$30,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$5,400	
Gypsum Board	15%			LIFE	**	5	\$9,800	
Plaster	80%	Now	\$69,500	LIFE	**	5	\$26,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$10,300	
AcousTileSusp.Lay-In	5%			2032	**	5	\$5,100	
Exposed Concrete	10%	Now	\$65,900	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%	Now	\$431,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5	\$44,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$20,800	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>							
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Thermoplastic	80%			2027	\$122,800	1		
Motor Controllers								
Locally Mounted	100%			2025	\$69,700	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$11,200	1	\$21,200	
Generators								
Diesel	100%			2023	\$88,100	1	\$26,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room - Sub-basement</i>							
	<i>Explanation : One 200 Kw</i>							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,500	
Fuel Storage								
Day Tank	50%			2026	\$2,500	5	\$6,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : One 50 GallonsTank</i>							
Main Tank	50%			2030	**	5	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 275 GallonsTank</i>							

Lighting

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	88%			2032	**	10	\$55,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2032	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2022	\$112,600	10	\$6,300	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	10%			2022	\$3,400	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	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2037	**	5	\$21,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Oil Tanks, 10,000 Gallons Each</i>								
Conversion Equipment Steam Boiler	100%			2047	**	1	\$67,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 3 Units</i>								
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$108,500	2037	**	4	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2025	\$343,300	1	\$22,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2025	\$204,600	2	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : 1st,2nd And 4th Floor</i>					
Window/Wall Unit	5%			2022	\$6,700	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								
Brass/Copper	50%			2027	\$239,000	1		
Galvanized Steel	50%	Now	\$7,000	2025	\$140,700	1		
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Sub-basement And Water Main</i>					
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								
Geared Traction	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) S B, B, 1-6 (1) B, 1-6 (1) S B, 1</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2027	\$267,300	1-5	\$34,600	

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler	100%	Now	\$31,400	2027	\$628,000	1-2	\$16,700
	Generic							
		<i>Corroded, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Fire Pump	Generic	100%	Now	\$2,100	2023	\$41,300	1	\$11,500
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Chemical System	Generic	100%			2025	\$1,900	1-3	\$4,000

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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
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 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



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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$6,900	LIFE	**	5	\$4,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
Metal Panel	2%	Now	\$1,300	2046	**	5	\$3,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	3%	Now	\$9,000	LIFE	**	5	\$8,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Stucco Cement	90%	Now	\$475,500	2031	**	5	\$102,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$24,400	2042	**	5	\$2,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$15,900	2051	**	5	\$1,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Pre-Cast Concrete	5%	Now	\$1,000	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	95%	Now	\$28,200	2031	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2026	\$258,700	10	\$44,500	
<i>Other Observation, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Work In Progress</i>								
Skylight, Metal/Glass	5%	Now	\$6,900	2036	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								

Interior

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	2%			2025	\$24,400	3	\$3,800	
Cast in Place Concrete	5%			LIFE	**	5	\$10,500	
Ceramic Tile	10%	Now	\$9,200	2035	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Vinyl Tile	30%	Now	\$12,200	2031	**	3	\$10,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	53%	0-2	\$333,600	2041	**	5	\$47,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	2%	Now	\$63,000	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2035	**	5	\$9,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Gypsum Board	50%	Now	\$23,700	LIFE	**	5	\$34,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	35%			LIFE	**	5	\$12,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$14,300	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	55%			LIFE	**	5	\$65,700	
Plaster	20%			LIFE	**	5	\$11,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	40%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200a Main Disconnect Switch For House</i>								
Fused Disc Sw	60%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800a Main Disconnect Switch For Unit Apartment</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2031	**	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$524,100	10	\$29,300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	10%			2026	\$104,800	10	\$5,900	
<i>T-9 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Units</i>								
Fluorescent	40%			2026	\$419,200	10	\$23,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircases, Hallway, Offices And Basement</i>								
<i>Explanation : T12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$43,000	10	\$7,700	
Exit, Service	50%			2026	\$10,600	1		
Exterior Lighting								
HID	50%			2026	\$122,500	10	\$100	
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$7,300	
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$336,000	1-3	\$20,000	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$46,000	2031	**	1	\$28,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler#4 And 5 Not Working In The Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 11 Hydrotherm Units, 4 Are Used To Supply Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2024	\$558,200	2	\$1,000	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,600	
Exhaust Fans								
Interior	20%			2031	**	2	\$400	
Roof	80%			2031	**	2	\$1,600	
Plumbing								
H/C Water Piping								
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)								
Non-Submersible	100%			2031	**	4	\$2,100	
Backflow Preventer								
Generic	100%			2031	**	1	\$3,900	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$33,400	
Sprinkler								
No Component	95%							
Generic	5%			2046	**	1-2	\$900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2024	\$1,900	1-3	\$3,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$148,600	LIFE	**	5	\$33,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	5%	Now	\$279,700	LIFE	**	5	\$51,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Hroughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$198,700	LIFE	**	5	\$6,600	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	75%	Now	\$596,100	LIFE	**	5	\$99,000	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$10,900	LIFE	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	5%	Now	\$38,200	2031	**	5	\$8,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
Windows								
Aluminum	95%	Now	\$105,600	2042	**	5	\$4,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$1,300	2035	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Metal: Cage/Fence	100%	Now	\$2,800	2031	**	5	\$22,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	97%			2036	**	10	\$54,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$74,800	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$14,700	
Ceramic Tile	10%	Now	\$51,900	2035	**	5	\$6,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$48,400	2026	\$968,500	3	\$42,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$22,100	2035	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%	Now	\$46,500	LIFE	**	5	\$67,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$12,000	
Ceilings								
Gypsum Board	90%	0-2	\$61,000	LIFE	**	5	\$151,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$35,200	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$36,900	5	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 800 Amperes Main Disconnect Switch</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$122,000	5	\$400	
<hr/>								
Raceway								
Conduit	15%			2036	**	1		
Conduit	85%			2026	\$84,000	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Fused Disc Sw	10%			2025	\$9,000	5	\$200	
Molded Case Bkrs	15%			2034	**	5	\$400	
Molded Case Bkrs	70%			2025	\$62,700	5	\$1,700	
<hr/>								
Wiring								
Braided Cloth	10%	2-4	\$15,400	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
<hr/>								
Thermoplastic	40%			2036	**	1		
Thermoplastic	50%			2026	\$76,800	1		
<hr/>								
Motor Controllers								
Locally Mounted	30%			2031	**	5	\$200	
Locally Mounted	70%			2024	\$130,700	5	\$400	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	LIFE	**	5	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2031	**	10	\$82,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T8 Lamps</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	30%			2021	\$36,200	10	\$6,500	
Emergency, Battery	20%			2031	**	10	\$4,300	
Exit, Service	40%			2021	\$11,900	1		
Exit, Service	10%			2034	**	1		
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	85%							
Generic, Analog	15%			2026	\$141,600	1-3	\$8,400	

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source</i>								
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2031	**	1	\$88,800	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$1,419,300	4	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	95%			2024	\$426,500	1	\$27,500	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fan Coil Unit/Heat	5%			2021	\$62,800	1	\$1,500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$17,500	1		
No Component	90%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,000	
No Component	80%							
<hr/>								
Exhaust Fans								
Roof	10%			2026	\$13,900	2	\$300	
No Component	90%							
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
<hr/>								
HW Heat Exchanger								
Steam Fired	100%			2026	\$133,600	4	\$8,900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement, Equipment Was Damaged During Hurricane Sandy</i>								
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing									
	Sanitary Piping								
	Cast Iron	90%			LIFE	* *	1		
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Cast Iron	10%	0-2	\$61,400	LIFE	* *	1		
		<i>Damaged, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves</i>							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
Sump Pump(s)									
	Non-Submersible	20%	0-2	\$2,600	2036	* *	4	\$400	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Basement, 4 Of 8 Defective Pumps</i>							
	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,700	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%			LIFE	**	5	\$15,200	
Metal Panel	5%			2046	**	5-10	\$6,200	
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$5,100	
Metal Clad	5%			2034	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,200	LIFE	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	60%			LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face And Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	20%	Now	\$5,800	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2046	**	5	\$2,000	
Metal Rail	5%	Now	\$700	2031	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	98%			2026	\$69,800	10	\$12,000	
Skylight, Metal/Glass	2%	Now	\$3,600	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2025	\$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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	25%			2035	**	5	\$20,700	
Gypsum Board	75%			LIFE	**	5	\$37,200	
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$35,400	
Plaster	15%			LIFE	**	5	\$3,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes And Two 200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$200	
Raceway								
Conduit	95%			2036	**	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,100	
Wiring								
Thermoplastic	95%			2036	**	1		
Thermoplastic	5%			2046	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	5%			2026	\$36,900	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	35%			2034	**	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	60%			2026	\$443,100	2	\$600	
Egress Lighting								
Emergency, Battery	50%			2026	\$30,300	10	\$5,400	
Exit, Service	50%			2026	\$7,500	1		
Exterior Lighting								
LED	50%			2036	**			
No Component	50%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
No Component	90%							
Generic	10%			2034	**	1	\$1,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$8,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	**	1	\$22,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm-720,000 Btu/hr</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$2,200	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	25%			2021		1	\$21,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$12,500	
No Component	50%							
Exhaust Fans								
Roof	100%			2026	\$69,900	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	50%			2025	\$12,800	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement, One Newly Installed Unit</i>								
Gas Fired	50%	0-2	\$12,800	2026	\$12,800	2	\$300	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, Deteriorated Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	99%							
	Generic	1%			2036	* *	1-2	\$100	
				<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
				<i>Location : Laundry Room</i>					
				<i>Explanation : One Sprinkler Head Observed In Laundry Room</i>					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$22,000	
Masonry: Brick Cavity	95%			LIFE	**	5	\$83,500	
Windows								
Aluminum	100%			2042	**	5	\$5,900	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5	\$2,300	
Metal Panel	5%			2046	**	5	\$600	
Metal: Cage/Fence	20%	Now	\$2,400	2031	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	80%	Now	\$31,900	2026			\$159,400	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Metal Panel	15%			2039	**	10	\$6,900	
Skylight, Metal/Glass	5%			2046	**	10	\$4,200	
Interior								
Floors								
Carpet	15%			2025			\$162,800	3
Cast in Place Concrete	10%			LIFE	**	5	\$18,600	
Ceramic Tile	5%			2035	**	5	\$4,300	
Vinyl Tile	60%			2031	**	3	\$25,500	
Vinyl Tile	10%	2-4	\$72,300	2036	**	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,100	
Glass: Single Pane	10%			LIFE	**	5	\$7,600	
Gypsum Board	85%			LIFE	**	5	\$51,900	
Ceilings								
AcousTileSusp.Lay-In	20%			2039	**	5	\$17,000	
Gypsum Board	80%			LIFE	**	5	\$85,200	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2036	**	5	\$200
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Main Service Switch Rated @ 3000 Amperes.</i>						
Switchgear / Switchboard							
Fused Disc Sw	90%			2036	**	5	\$200
Molded Case Bkrs	10%			2036	**	5	\$200
Raceway							
Conduit	100%			2036	**	1	
Panelboards							
Fused Disc Sw	5%			2034	**	5	\$100
Molded Case Bkrs	95%			2034	**	5	\$1,400
Wiring							
Thermoplastic	100%			2036	**	1	
Motor Controllers							
Locally Mounted	100%			2031	**	5	\$400
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$900
Stand-by Power							
Transfer Switches							
Automatic	100%			2031	**	1	\$17,800
Generators							
Diesel	100%			2029	**	1	\$22,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : Emergency Generator Rated @ 230kw</i>						
Batteries							
Lead/Acid	100%		\$1,500	2019		5	\$2,100
Fuel Storage							
Day Tank	50%			2034	**	5	\$5,300
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : No Available Nameplate Rating Capacity</i>						
Main Tank	50%			2041	**	5	\$800
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
	<i>Explanation : 1000 Gallons Rating Capacity</i>						
Lighting							
Interior Lighting							
Fluorescent	95%		\$887,100	2026		10	\$49,600
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
Fluorescent	5%		\$46,700	2026		10	\$2,600
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Hallways</i>						

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2026	\$14,000	1		
Exit, Service	50%			2026	\$9,500	1		
<hr/>								
Exterior Lighting								
HID	100%			2026	\$218,300	10	\$200	
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$300	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$52,500	1	\$6,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$598,800	1-3	\$35,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
<hr/>								
Hot Water Boiler	50%			2024	\$205,100	1	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$2,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%			2031	**	1	\$3,500	
Convactor/Radiator	90%	Now	\$25,600	2031	**	1	\$14,900	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Pavilion And Offices</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pavilion</i>								
<i>Explanation : There Is No Heat At All In 1st Fl. Pavilion</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	40%	Now	\$159,100	2027	\$795,700	2	\$1,100	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 35 Small Units, Various</i>								
Ext Pkg Unit - Heating/Cooling	10%	Now	\$66,600	2036	**	2	\$300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Units, Lower Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, Lower Roof</i>								
Window/Wall Unit	10%			2021	\$11,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	
Exhaust Fans								
Interior	20%			2031	**	2	\$400	
Roof	80%			2031	**	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2021	\$32,500	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$8,300	4	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-9</i>						
		<i>Explanation : 2 Units</i>						
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	

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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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$3,900	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Masonry: Brick	98%			LIFE	**	5	\$38,300	
		<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>						
		<i>Location : Throughout</i>						
Windows								
Aluminum	95%	Now	\$31,300	2034	**	5	\$1,200	
		<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
Wood	5%	Now	\$3,700	2051	**	5	\$700	
		<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Basement</i>						
		<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
Parapets								
Metal Rail	100%			2039	**	5-10	\$55,700	
Roof								
Roll Roofing	95%	Now	\$29,400	2022	\$98,200	5	\$19,900	
		<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
Slate	5%			LIFE	**			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,300	
Ceramic Tile	5%	Now	\$41,300	2041	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2041	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	Now	\$27,200	2026	\$90,500	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Wood	55%	Now	\$772,300	2066	**	5	\$22,000	
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Structural Stability Of Floor Beams Is Questionable</i>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$2,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Glass: Single Pane	2%			LIFE	**	5	\$800	
Gypsum Board	43%			LIFE	**	5	\$13,200	
Masonry: Brick	35%	Now	\$69,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**			
Ceilings								
Exposed Struc: Wood	15%	Now	\$160,400	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
Gypsum Board	85%			LIFE	**	5	\$45,300	
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - Basement</i>								
<i>Explanation : Two 400 Amperes And Three 200 Amperes Main Disconnect Switch For The House And Apartment Units</i>								
Raceway								
Conduit	80%			2026	\$28,200	1		
Conduit	20%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Fused Knife Sw	15%	2-4	\$4,500	2051	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	60%			2025	\$17,900	5	\$500	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$15,400	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2036	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$56,000	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$411,500	10	\$23,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2034	**	10	\$500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	10%			2034	**	10	\$2,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	45%			2021	\$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%							

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2026	\$51,900	5	\$8,800	
Conversion Equipment								
Steam Boiler	50%			2031	* *	1	\$14,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : Iunit</i>						
Steam Boiler	50%			2046	* *	1	\$14,100	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit In The Basement.</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2046	* *	4	\$1,400	
Terminal Devices								
Convactor/Radiator	100%			2024	\$142,600	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	30%			2021	\$16,700	1		
No Component	70%							
Ventilation								
Exhaust Fans								
Roof	10%			2026	\$4,400	2	\$100	
Wall Unit	20%			2021	\$1,900	2	\$200	
No Component	70%							
Plumbing								
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	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Unit In The Basement.</i>						

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, 3, 4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2046	* *	1-2	\$8,000	

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