

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 17-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$526,600
Electrical		\$232,100
Mechanical		\$115,400
Total		\$874,000
Priority B		\$625,600
Priority C		\$248,500
Total		\$874,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,100	\$3,000	\$30,200	\$900
Interior Architecture	\$19,500	\$7,800		
Electrical	\$3,500	\$2,500	\$5,700	\$2,700
Mechanical	\$2,500	\$2,200	\$6,800	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,500	\$19,500	\$46,600	\$9,800
Priority A	\$10,100	\$3,000	\$30,200	\$900
Priority B	\$28,100	\$8,700	\$16,400	\$8,900
Priority C	\$1,400	\$7,800		
Total	\$39,500	\$19,500	\$46,600	\$9,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$25,000	A
Masonry: Brick	10%			LIFE	**	5	\$2,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facde</i>								
<i>Explanation : Stucco On Brick</i>								
<hr/>								
Windows								
Aluminum	100%			2039	**	5	\$1,900	A
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,600	A
Metal Panel	5%	Now	\$3,200	2043	**	5	\$400	A
<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%			2036	**	5-10	\$11,900	A
<hr/>								
Roof								
Asphalt Shingle	5%			2032	**	10	\$300	A
IRMA/Protected Membrane	85%			2028	**	10	\$30,200	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roll Roofing	10%			2022	\$13,900	5	\$5,900	A
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$3,600	C
Quarry Tile	5%			2036	**	5	\$2,700	C
Vinyl Tile	85%			2023	\$248,500	3	\$11,600	C
<hr/>								
Interior Walls								
Ceramic Tile	10%			2032	**	5	\$4,300	C
Gypsum Board	85%			LIFE	**	5	\$22,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2021	\$278,100	5	\$36,300	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
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%			2033	**	5	\$700	B
Raceway								
Conduit	95%			2033	**	1		B
Conduit	5%			2043	**	1		B
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$700	B
Wiring								
Thermoplastic	90%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$7,600	B
Generators								
Diesel	100%			2026	**	1	\$9,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 60 Kw</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$900	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 300 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$125,900	10	\$16,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2023	\$33,600	10	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T- 8 Lamps</i>								
Incandescent	5%			2018	\$2,400	2		B
Egress Lighting								
Emergency, Service	60%			2028	**	1		B
Exit, Service	40%			2023	\$1,300	1		B
Exterior Lighting								
HID	100%			2023	\$800	10	\$100	B

Alarm

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85 LEXINGTON AVENUE
Asset # : 1976

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%

2028

* *

1

\$2,800

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Public Spaces Only**Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$72,600

1-3

\$4,600

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Alarm Bells*

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%

2033

* *

5

\$7,500

B

Conversion Equipment

Hot Water Boiler

100%

2028

* *

1

\$12,000

B

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

Distribution

Hot Wtr Piping/Pump

100%

2022

\$115,400

4

\$1,200

B

Terminal Devices

Under Construction

100%

D

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Window/Wall Unit

60%

2021

\$28,300

1

B

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

No Component

40%

D

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$5,400

B

No Component

60%

D

Exhaust Fans

Interior

30%

2023

\$7,600

2

\$200

B

Roof

15%

2023

\$2,700

2

\$100

B

No Component

55%

D

Plumbing

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85 LEXINGTON AVENUE
Asset # : 1976

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B
Water Heater Gas Fired	100%			2021	\$5,300	2	\$400	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, R</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler Generic	100%			2033	* *	1-2	\$6,800	B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : ATLANTIC AVENUE ARMORY
Address : 1322 BEDFORD AVENUE
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 : 23-Nov-2009 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1199 **Lot** : 15 **BIN** : 3029748

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$347,300
Interior Architecture	\$779,100	\$334,000
Electrical	\$265,100	\$96,900
Mechanical	\$824,100	\$591,100
Total	\$1,868,300	\$1,369,400
Priority A		\$347,300
Priority B	\$1,639,000	\$753,800
Priority C	\$229,300	\$268,200
Total	\$1,868,300	\$1,369,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$43,000		\$10,000	
Interior Architecture	\$30,500	\$4,900		\$8,200
Electrical	\$37,400	\$13,700	\$12,100	\$12,200
Mechanical	\$26,700	\$28,300	\$40,400	\$31,900
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$147,400	\$56,900	\$72,300	\$62,200
Priority A	\$43,000		\$10,000	
Priority B	\$77,900	\$51,900	\$62,300	\$54,000
Priority C	\$26,500	\$4,900		\$8,200
Total	\$147,400	\$56,900	\$72,300	\$62,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2056	**	10	\$16,200	A
Masonry: Brick	88%			LIFE	**	5	\$303,800	A
Masonry: Brownstone	10%			LIFE	**	5	\$25,900	A
Windows								
Aluminum	95%			2043	**	5	\$20,000	A
Metal Louvers	5%			2030	**	10	\$6,600	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$43,500	A
Masonry: Brownstone	10%			LIFE	**	5	\$11,700	A
Roof								
Copper/Terne	5%			2036	**	10	\$26,800	A
Skylight, Metal/Glass	3%			2031	**	10	\$21,400	A
Slate	67%			LIFE	**			A
Not Accessible	25%							D
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$172,600	C
Ceramic Tile	5%	Now	\$26,500	2030	**	5	\$6,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Showers</i>								
Terrazzo	5%	Now	\$63,600	LIFE	**	5	\$10,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entrance</i>								
Vinyl Tile	15%			2026	**	3	\$14,800	C
Vinyl Tile	25%	Now	\$116,300	2026	**	3	\$24,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Wood	20%			2036	**	5	\$98,700	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,200	C
Gypsum Board	10%			LIFE	**	5	\$12,300	C
Masonry: Brick	5%			LIFE	**			C
Plaster	75%			LIFE	**	5	\$46,300	C
Ceilings								
AcousTileSusp.Lay-In	3%			2026	**	5	\$7,900	B
Embossed Metal	5%			LIFE	**	5	\$5,900	B
Exposed Struc: Steel	10%			LIFE	**			B
Exposed Struc: Wood	32%	Now	\$549,800	LIFE	**			B
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5	\$32,900	B
Plaster	40%			LIFE	**	5	\$65,800	B

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Protector Rated @ 2500 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$700	B
Raceway								
Conduit	70%			2041	**	1		B
Conduit	30%			2021	\$5,200	1		B
Panelboards								
Molded Case Bkrs	70%			2037	**	5	\$3,200	B
Molded Case Bkrs	30%			2020	\$15,100	5	\$1,400	B
Wiring								
Braided Cloth	30%	2-4	\$75,700	2046	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	70%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$900	B
Locally Mounted	20%			2019	\$28,200	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$53,600	B
Generators								
Diesel	100%			2024	\$81,800	1	\$67,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Detroit Diesel - No Available Ratings</i>							
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$38,900	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$5,200	B
Lighting								
Interior Lighting								
Fluorescent	100%			2026	**	10	\$161,200	B
	<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%			2021	\$13,300	1		B
Exit, Service	50%			2026	**	1		B

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ATLANTIC AVENUE ARMORY
Asset # : 4452

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

Lighting

Exterior Lighting

HID	80%			2021	\$5,200	10	\$400	B
HID	20%	Now	\$1,300	2031	**			B

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

Location : Exterior

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2031	**	1		B
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Conversion Equipment

Steam Boiler	100%			2034	**	1	\$174,100	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units - Best - 12,000 Lb/hr Ea

Distribution

Steam Piping/Pump	100%			2031	**	4	\$8,700	B
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Terminal Devices

Air Handler	40%			2026	**	1	\$43,500	B
Convactor/Radiator	40%			2026	**	1	\$22,700	B
Fan Coil Unit/Heat	20%			2021	\$547,600	1	\$11,400	B

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		B
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Conversion Equipment

Int Pkg Unit - Cooling	10%			2019	\$235,500	2	\$1,100	B
No Component	90%							D

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$98,000	B
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Exhaust Fans

Interior	100%			2021	\$7,100	2	\$5,400	B
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Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2019	\$546,100	1		B
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Water Heater

Gas Fired	100%			2016	\$42,500	2	\$2,600	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units - A O Smith

Sanitary Piping

Cast Iron	100%			LIFE	**	1		B
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		B
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ATLANTIC AVENUE ARMORY
Asset # : 4452

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2021	\$11,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$10,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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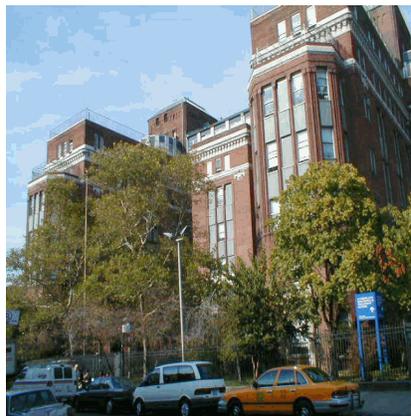
Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 17-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8,ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$449,800
Interior Architecture	\$268,800	\$1,227,200
Electrical	\$193,600	\$421,300
Mechanical		\$933,800
Total	\$462,400	\$3,032,200
Priority A		\$449,800
Priority B	\$296,200	\$1,478,700
Priority C	\$166,200	\$1,103,600
Total	\$462,400	\$3,032,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,900		\$66,000	\$19,200
Interior Architecture		\$26,100		\$1,000
Electrical	\$10,900	\$8,900	\$21,300	\$10,100
Mechanical	\$12,300	\$19,000	\$39,800	\$11,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$44,800	\$71,800	\$144,800	\$59,500
Priority A	\$3,900		\$66,000	\$19,200
Priority B	\$40,900	\$45,700	\$78,800	\$39,300
Priority C		\$26,100		\$1,000
Total	\$44,800	\$71,800	\$144,800	\$59,500



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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
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	A
Masonry: Brick	80%			LIFE	**	5	\$196,500	A
Masonry: Limestone	5%			LIFE	**	5	\$9,200	A
Metal Panel	5%			2043	**	5-10	\$84,400	A
Windows								
Aluminum	100%			2039	**	5	\$38,300	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	A
Masonry: Brick	55%			LIFE	**	5	\$1,400	A
Metal: Cage/Fence	35%			2036	**	5-10	\$6,700	A
Roof								
Built-Up (BUR)	10%			2023		10	\$3,600	A
Metal Panel	35%			2028	**	10	\$23,200	A
Modified Bitumen	55%			2028	**	10	\$19,800	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	C
Ceramic Tile	5%			2032	**	5	\$8,200	C
Terrazzo	5%			LIFE	**	5	\$6,400	C
Vinyl Tile	75%			2023		3	\$46,400	C
Vinyl Tile	5%	Now	\$66,400	2033	**	3	\$3,100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$13,100	C
Marble Panels	5%			LIFE	**			C
Plaster	5%	Now	\$99,700	LIFE	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Penthouses</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								
Plaster	85%			LIFE	**	5	\$66,900	C
Ceilings								
Metal Panel	20%			LIFE	**	5	\$41,200	B
Plaster	75%			LIFE	**	5	\$77,300	B
Plaster	5%	Now	\$102,600	LIFE	**	5	\$5,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouses</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2023	\$90,800	5	\$700	B
Raceway								
Conduit	80%			2023	\$85,200	1		B
Conduit	20%			2043	**	1		B
Panelboards								
Molded Case Bkrs	75%			2022	\$68,800	5	\$2,700	B
Molded Case Bkrs	25%			2031	**	5	\$900	B
Wiring								
Braided Cloth	75%	2-4	\$92,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$129,700	5	\$700	B
Locally Mounted	20%			2028	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	100%			2028	**	10	\$101,000	B
<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%			2028	**	10	\$13,300	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$46,800	10	\$400	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$85,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
HTHW/HW	100%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam And Hot Water Supplied From Nearby Cumberland Hospital</i>								

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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 Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Heat Exchanger	100%			2032	**	1	\$54,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 3 New Units Located In Adjacent Building Basement</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$524,500	4	\$5,400	B
<hr/>								
Terminal Devices								
Convactor/Radiator	85%			2028	**	1	\$30,200	B
Fan Coil Unit/Heat	5%			2028	**	1	\$1,800	B
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Air Handler Units Remaining</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,700	1		B
No Component	95%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,100	B
No Component	95%							D
<hr/>								
Exhaust Fans								
Interior	5%			2028	**	2	\$200	B
No Component	95%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Units Remaining</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$16,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 2 Hot Water Exchangers</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Sump Pump(s)								
Not Accessible	100%							D

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,500	B
<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%			2028	* *	1	\$6,800	B
<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%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-8</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2023	\$372,600	1-5	\$55,500	B
Sprinkler								
No Component	97%							D
Generic	3%			2023	\$36,600	1-2	\$900	B
Fire Pump								
Not Accessible	100%							D

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$139,100
Interior Architecture	\$158,600	\$895,500
Electrical	\$450,500	\$524,700
Mechanical	\$59,700	\$699,900
Total	\$668,800	\$2,259,100
Priority A		\$139,100
Priority B	\$510,200	\$1,504,800
Priority C	\$158,600	\$615,200
Total	\$668,800	\$2,259,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$26,700		\$5,500	\$9,000
Interior Architecture	\$32,500	\$17,100	\$15,900	\$3,200
Electrical	\$8,900	\$10,200	\$8,300	\$11,800
Mechanical	\$16,300	\$17,300	\$44,700	\$20,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$96,200	\$56,500	\$86,200	\$56,300
Priority A	\$26,700		\$5,500	\$9,000
Priority B	\$52,900	\$39,400	\$71,200	\$44,100
Priority C	\$16,600	\$17,100	\$9,500	\$3,200
Total	\$96,200	\$56,500	\$86,200	\$56,300



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

Asset # : 2588

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : One Floor Structures Adjacent To Main Building</i>							
Masonry: Brick	76%			LIFE	**	5	\$139,100	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$6,900	A
Metal, Corrugated	7%	Now	\$17,700	2033	**	1		A
	<i>Deteriorated Finish, Extent : Moderate, 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	2%			LIFE	**	5	\$2,700	A
Windows								
Aluminum	100%			2039	**	5	\$18,000	A
Parapets								
Masonry: Brick	15%			LIFE	**	5	\$500	A
Metal Panel	10%			2043	**	5	\$1,300	A
Metal Rail	25%			2036	**	5-10	\$14,900	A
No Component	50%							D
Roof								
Copper/Terne	5%			2038	**	10	\$4,800	A
Modified Bitumen	45%			2031	**	10	\$17,400	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Flat Sections</i>							
Single Ply Membrane	50%			2031	**	10	\$19,300	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sloped Roof</i>							
Interior								
Floors								
Carpet	5%			2022			\$77,000	3
					**	5	\$12,700	C
Cast in Place Concrete	8%			LIFE	**	5	\$22,300	C
Ceramic Tile	5%			2032	**	5	\$6,400	C
Mosaic Tile	2%			2028	**	5	\$6,400	C
Quarry Tile	5%			2028	**	5	\$9,500	C
Terrazzo	5%	Now	\$56,100	LIFE	**	5	\$5,000	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First Floor</i>							
Vinyl Tile	60%			2023			\$615,200	3
					**	3	\$28,600	C
Vinyl Tile	10%			2018			\$102,500	3
					**	3	\$4,800	C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Rooms</i>							
	<i>Explanation : 9x9 Tiles</i>							

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$8,800	C
Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	C
Gypsum Board	30%			LIFE	**	5	\$31,800	C
Plaster	10%	Now	\$13,400	LIFE	**	5	\$5,300	C
<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	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTile,Adhered	25%			2021	\$280,300	5	\$31,800	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%			2028	**	5	\$12,700	B
Exposed Concrete	5%			LIFE	**	5	\$1,000	B
Gypsum Board	20%			LIFE	**	5	\$31,800	B
Plaster	40%			LIFE	**	5	\$31,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2043	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 1600 Amperes And 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	**	5	\$300	B
Molded Case Bkrs	30%			2023	\$31,800	5	\$700	B
Raceway								
Conduit	30%			2033	**	1		B
Conduit	70%			2023	\$84,600	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Molded Case Bkrs	60%			2022	\$82,600	5	\$1,300	B
Molded Case Bkrs	30%			2031	**	5	\$700	B
Wiring								
Braided Cloth	70%	0-2	\$93,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$600	B

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

Asset # : 2588

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$26,200	B
Generators								
Diesel	100%			2026	* *	1	\$32,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Diesel Generator Rated @ 375 Kva</i>					
Batteries								
Lead/Acid	100%			2017	\$600	5	\$3,100	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$7,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Main Tank	50%			2051	* *	5	\$1,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$318,500	10	\$39,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	50%			2018	\$318,500	10	\$39,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Service	50%			2023	\$5,900	1		B
Exit, Service	50%			2023	\$5,900	1		B
Exterior Lighting								
HID	100%			2023	\$29,500	10	\$300	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	* *	1-3	\$16,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>					

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$84,200	B
<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%			2022	\$364,200	4	\$3,800	B
Steam Piping/Pump	10%			2049	**	4	\$600	B
Terminal Devices								
Air Handler	5%			2028	**	1	\$2,600	B
Convactor/Radiator	95%			2028	**	1	\$26,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$16,600	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,400	B
No Component	95%							D
Exhaust Fans								
Roof	5%			2023	\$3,200	2	\$100	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	**	1		B
Galv Iron/Steel	20%			2021	\$48,100	1		B
Water Heater								
Gas Fired	100%			2021	\$18,700	2	\$1,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Low Temp	100%			2043	**	4	\$8,400	B
<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,500	4	\$1,600	B

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

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

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

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

Asset # : 2588

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<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%			2023	\$287,500	1-5	\$42,900	B
Sprinkler								
No Component	75%							D
Generic	25%			2033	* *	1-2	\$6,000	B
Fire Pump								
Generic	100%	Now	\$3,000	2019	\$59,700	1	\$14,300	B
		<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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D & G - LAUNDRY
Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0014.040 / 2597 **Yr Built/Renovated** : 1937 /
Area Sq Ft : 10,800 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$200,100	
Interior Architecture	\$160,800	\$35,400
Mechanical		\$165,300
Total	\$360,900	\$200,700
Priority A	\$200,100	
Priority B	\$98,600	\$165,300
Priority C	\$62,200	\$35,400
Total	\$360,900	\$200,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$34,400		\$600	
Interior Architecture	\$6,400			
Electrical	\$3,900	\$300	\$31,300	\$200
Mechanical	\$700	\$1,200	\$15,700	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,400	\$5,400	\$51,700	\$5,100
Priority A	\$34,400		\$600	
Priority B	\$8,600	\$5,400	\$51,000	\$5,100
Priority C	\$6,400			
Total	\$49,400	\$5,400	\$51,700	\$5,100



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

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

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

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

Asset # : 2597

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	A
Masonry: Brick	93%	Now	\$106,300	LIFE	**	5	\$18,600	A
	<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%			2028	**	5	\$1,200	A
Windows								
Metal Clad	95%	Now	\$93,900	2048	**	5	\$6,000	A
	<i>Bent/Warped Elements, Extent : Severe, 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 : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2026	**	10	\$600	A
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2033	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Generator Room</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Over Generator Room</i>							
Roll Roofing	95%	Now	\$31,900	2025	\$31,900	5	\$6,800	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$6,400	LIFE	**	5	\$7,100	C
	<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 : First Floor, Throughout, Stairs</i>							
Cast in Place Concrete	80%			LIFE	**	5	\$28,300	C

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 & G - LAUNDRY

Asset # : 2597

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	C
Masonry: Brick	75%	Now	\$62,200	LIFE	**			C

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

Location : Throughout

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

Location : Throughout

Ceilings

Exposed Concrete	100%	Now	\$98,600	LIFE	**	5	\$2,500	B
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Throughout

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

Location : 3rd Floor

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

Under 600 Volts

Raceway

Conduit	100%			2023	\$2,700	1		B
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Panelboards

Molded Case Bkrs	100%			2022	\$5,700	5	\$300	B
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Enclosure Corroded, Extent : Moderate, Area Affected : 30%

Location : Throughout

Wiring

Braided Cloth	90%	2-4	\$3,700	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2033	**	1		B
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Lighting

Interior Lighting

Fluorescent	95%			2018	\$20,700	10	\$9,400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Incandescent	5%			2018	\$1,100	2		B
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Egress Lighting

Emergency, Battery	50%			2023	\$1,900	10	\$1,300	B
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Exit, Service	50%			2023	\$700	1		B
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Exterior Lighting

HID	100%			2023	\$400	10		B
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Alarm

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

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

Asset # : 2597

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

**

1-3

\$2,100

D

B

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

Location : Hallways

Explanation : Alarm Bells, Strobe Lights, Smoke Detectors

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2022

\$51,400

4

\$500

B

Terminal Devices

Convactor/Radiator

80%

2021

\$77,400

1

\$2,800

B

Unit Heater-Stm/HW

20%

2018

\$13,200

4

\$200

B

Plumbing

H/C Water Piping

Galv Iron/Steel

5%

2021

\$1,500

1

B

No Component

95%

D

Sanitary Piping

Cast Iron

5%

LIFE

**

1

B

No Component

95%

D

Backflow Preventer

Generic

100%

2028

**

1

\$700

B

Vertical Transport

Elevators

Geared Traction

100%

LIFE

**

C

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

Location : 1-3

Explanation : 1 Freight Unit

Fire Suppression

Standpipe

Generic

100%

2023

\$36,500

1-5

\$5,500

B

Sprinkler

Generic

100%

2033

**

1-2

\$3,000

B

Note : 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$9,259,400	\$1,267,900
Interior Architecture	\$4,835,500	\$689,000
Electrical	\$303,700	\$2,195,700
Mechanical	\$1,905,300	\$6,708,400
Total	\$16,303,900	\$10,860,900
Priority A	\$9,259,400	\$1,267,900
Priority B	\$3,584,700	\$9,226,000
Priority C	\$3,459,800	\$367,000
Total	\$16,303,900	\$10,860,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$23,500		\$6,000	\$1,300
Interior Architecture	\$26,500		\$36,000	\$34,100
Electrical	\$35,700	\$9,700	\$58,300	\$7,400
Mechanical	\$37,800	\$23,800	\$57,300	\$31,400
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$185,700	\$95,700	\$219,700	\$136,400
Priority A	\$23,500		\$6,000	\$1,300
Priority B	\$135,700	\$95,700	\$177,800	\$101,000
Priority C	\$26,500		\$36,000	\$34,100
Total	\$185,700	\$95,700	\$219,700	\$136,400



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 Code
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	\$1,624,300	LIFE	**	5	\$411,200	A
<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	\$2,558,700	LIFE	**	5	\$447,300	A
<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	\$545,000	LIFE	**	5	\$19,700	A
<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	77%	Now	\$2,742,700	2048	**	5	\$34,500	A
<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>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	3%			2039	**	5	\$2,700	A
Steel	20%	Now	\$888,100	2048	**	5	\$112,100	A
<i>Broken/Missing Elements, Extent : Severe, 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 Code
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	\$141,400	LIFE	**	5	\$24,600	A
<i>Broken/Missing Elements, Extent : Severe, 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>								
Copper/Terne	5%	0-2	\$8,700	2043	**	5	\$2,600	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$243,900	LIFE	**	5	\$14,900	A
<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	\$63,200	LIFE	**	5	\$2,700	A
<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	\$452,100	2033	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : 9th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
Modified Bitumen	45%	Now	\$14,900	2023	\$297,300			A
<i>Drains Clogged, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor East Roof</i>								
Single Ply Membrane	5%			2028	**	10	\$6,000	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead Roofing</i>								
<i>Explanation : Roof Replaced Within 12 Year Period</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 Code
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	\$119,500	LIFE	**	5	\$132,600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub Basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</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	\$167,000	2026	**	5	\$15,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$104,100	LIFE	**	5	\$22,700	C
<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%	0-2	\$82,600	2028	**	5	\$22,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$540,900	LIFE	**	5	\$71,000	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$488,500	2033	**	3	\$22,700	C
<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	10%			2018	\$488,500	3	\$22,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Vinyl Tile	35%			2028	**	3	\$106,100	C
Wood	5%			2038	**	5	\$56,800	C

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$251,400	2032	**	5	\$16,000	C
<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	\$121,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$121,000	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$974,500	LIFE	**	5	\$38,400	C
<i>Broken/Missing Elements, Extent : Severe, 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 : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	65%			LIFE	**	5	\$124,900	C
Ceilings								
AcousTile,Adhered	10%	Now	\$160,300	2028	**	5	\$30,300	B
<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%			2028	**	5	\$75,800	B
AcousTileSusp.Lay-In	5%	Now	\$46,500	2028	**	5	\$15,200	B
<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	\$1,131,100	LIFE	**	5	\$284,100	B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$1,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room W 33</i>								
<i>Explanation : 4000 Amps Main Service</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	80%			2043	**	5	\$8,600	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Room W 33</i>								
<i>Explanation : 1600 Amps Service A</i>								
<i>1600 Amps Service B</i>								
Molded Case Bkrs	20%			2053	**	5	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Amps For Elevators</i>								
Raceway								
Conduit	50%			2023	\$23,900	1		B
Conduit	50%			2043	**	1		B
Panelboards								
Fused Knife Sw	20%	2-4	\$27,500	2048	**	5	\$900	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	59%	2-4	\$81,200	2048	**	5	\$2,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	10%			2022	\$13,800	5	\$1,100	B
Molded Case Bkrs	10%			2039	**	5	\$1,100	B
Molded Case Bkrs	1%			2045	**	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$66,700	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$223,500	5	\$2,200	B
Locally Mounted	20%			2036	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%	0-2	\$81,500	2033	**			B
	<i>Inadequate Ltg Level, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub Basement</i>							
Fluorescent	20%			2028	**	10	\$74,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	60%			2023	\$489,100	10	\$222,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	5%			2028	**	10	\$700	B
Incandescent	5%			2023	\$40,800	2	\$500	B
Egress Lighting								
Emergency, Service	50%			2018	\$27,900	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018	\$16,700	1		B
Exterior Lighting								
HID	100%			2023	\$13,800	10	\$1,200	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$1,195,500	1-3	\$75,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Addressable Type</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 Code
Heating								
Energy Source								
Utility Steam	100%			2043	**	1		B
	<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%			2026	**	5	\$24,100	B
Distribution								
Steam Piping/Pump	100%	Now	\$268,000	2023	\$2,680,100	4	\$20,000	B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	20%	Now	\$413,900	2033	**	1	\$45,100	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
Convactor/Radiator	80%	Now	\$290,100	2021	\$2,900,500	1	\$94,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Broken Radiators Removed / Need Replacement</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$78,900	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$225,800	B
Exhaust Fans								
Interior	100%	Now	\$21,200	2018	\$424,300	2	\$9,900	B
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2033	**	1		B
Galv Iron/Steel	85%	Now	\$194,900	2021	\$974,400	1		B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : House Tanks In Poor Condition</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$71,400	2043	**	4	\$40,000	B
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Sub Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$41,700	LIFE	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$53,600	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Roof Drains</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Rigid Piping	100%	Now	\$4,200	2023	\$10,500	4	\$1,600	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Water Evident In Sub Basement Floor Pipe Chase / 2 Of 4 Pumps Removed For Service</i>								
<hr/>								
Fixtures Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			C
<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>								
<hr/>								
Fire Suppression								
Standpipe Generic	100%	Now	\$68,500	2033	**	1-5	\$143,700	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub Basement</i>								
<hr/>								
Sprinkler No Component	95%							D
Generic	5%			2033	**	1-2	\$5,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Limited Coverage</i>								
<hr/>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : BORDEN AVENUE VETERANS RESIDENCE
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$539,100	\$35,100
Interior Architecture	\$612,300	\$851,400
Electrical		\$804,900
Mechanical	\$327,300	\$191,200
Total	\$1,478,700	\$1,882,500
Priority A	\$539,100	\$35,100
Priority B	\$327,300	\$1,636,600
Priority C	\$612,300	\$210,800
Total	\$1,478,700	\$1,882,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,400	\$3,900		\$5,100
Interior Architecture	\$10,300	\$5,100		\$7,000
Electrical	\$34,600	\$4,600	\$6,200	\$41,700
Mechanical	\$87,700	\$12,600	\$20,000	\$33,500
Total	\$158,000	\$26,200	\$26,300	\$87,200
Priority A	\$25,400	\$3,900		\$5,100
Priority B	\$122,400	\$18,900	\$26,300	\$79,100
Priority C	\$10,300	\$3,400		\$3,100
Total	\$158,000	\$26,200	\$26,300	\$87,200



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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$8,400	A
Masonry: Brick	65%	Now	\$301,200	LIFE	**	5	\$35,100	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2044	**	5-10	\$18,600	A
Pre-Cast Concrete	5%	Now	\$25,400	LIFE	**	5	\$8,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%			2032	**	5	\$7,800	A
Aluminum	15%	Now	\$54,800	2049	**	5	\$700	A
<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	\$183,100	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$171,500	C
Ceramic Tile	5%	4+	\$10,300	2027	**	5	\$2,800	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	22%	Now	\$198,600	2034	**	3	\$9,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	3%			2029	**	3	\$1,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	**			C
Ceramic Tile	5%			2027	**	5	\$5,900	C
Concrete Masonry Unit	83%	0-2	\$413,700	LIFE	**	5	\$39,300	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	7%			LIFE	**	5	\$5,000	C
Gypsum Board	3%			LIFE	**	5	\$2,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic, 2010</i>								
Ceilings								
AcousTileSusp.Lay-In	7%			2029	**	5	\$7,800	B
AcousTileSusp.Lay-In	3%			2037	**	5	\$3,400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								
Exposed Struc: Steel	35%			LIFE	**			B
Fiber Board	55%			2024			\$640,600	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$30,300	2054	**	5	\$200	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2034	**	1		B
Conduit	5%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$2,300	5	\$200	B
Molded Case Bkrs	85%			2023	\$19,500	5	\$1,700	B
Molded Case Bkrs	5%			2040	**	5	\$100	B
Wiring								
Thermoplastic	90%			2034	**	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$15,300	5	\$500	B

Ground

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

Asset # : 1941

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Lighting								
Interior Lighting								
Fluorescent	83%			2024	\$125,000	10	\$57,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2029	**	10	\$10,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	2%			2019	\$3,000	2		B
Egress Lighting								
Emergency, Battery	45%			2019	\$11,600	10	\$8,100	B
Emergency, Battery	5%			2032	**	10	\$900	B
Exit, Service	40%			2019	\$4,100	1		B
Exit, Service	10%			2032	**	1		B
Exterior Lighting								
HID	100%			2024	\$2,500	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2024	\$107,500	1	\$14,000	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2024	\$515,400	1-3	\$32,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Old Abandoned Gas Lines Still Present</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$16,000	2029	**	1	\$33,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room, Leaky Boiler Hot Water Heat Exchanger</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Inconsistent Boiler Burner Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								

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DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE VETERANS RESIDENCE

Asset # : 1941

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$5,500	B
Terminal Devices								
Air Handler	50%			2024	\$191,200	1	\$23,100	B
Convactor/Radiator	50%			2029	**	1	\$12,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Split Unit	100%	Now	\$32,700	2019	\$327,300			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Roof, The Condensing Unit For 6 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,700	B
Exhaust Fans								
Roof	100%	Now	\$2,800	2029	**	2	\$1,800	B
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$10,600	2034	**	1		B
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Domestic Hot Water Mixing Valve</i>								
Water Heater								
Gas Fired	100%			2019	\$16,500	2	\$1,100	B
Sanitary Piping								
Cast Iron	100%	Now	\$7,700	LIFE	**	1		B
<i>Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Yard, Collapsed Sewer Drain Pipe</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2024	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2034	**	1-2	\$21,000	B
Chemical System								
Generic	100%			2022	\$24,800	1-3	\$55,000	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$125,600	\$356,400
Interior Architecture	\$345,100	\$903,300
Electrical		\$63,400
Mechanical		\$230,900
Total	\$470,600	\$1,554,000
Priority A	\$125,600	\$356,400
Priority B	\$228,400	\$424,800
Priority C	\$116,700	\$772,800
Total	\$470,600	\$1,554,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$9,600		\$25,600	
Interior Architecture	\$59,800		\$3,500	\$13,600
Electrical	\$2,700	\$800	\$2,000	\$800
Mechanical	\$22,800	\$10,800	\$10,100	\$12,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,900	\$15,500	\$45,200	\$30,800
Priority A	\$9,600		\$25,600	
Priority B	\$29,500	\$15,500	\$16,100	\$17,200
Priority C	\$59,800		\$3,500	\$13,600
Total	\$98,900	\$15,500	\$45,200	\$30,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$168,700	A
Stucco Cement	5%			2038	**	5	\$11,100	A
Windows								
Aluminum	100%			2041	**	5	\$19,300	A
Parapets								
Metal: Cage/Fence	100%			2038	**	5-10	\$34,300	A
Roof								
Metal Panel	35%			2038	**	10	\$41,200	A
Modified Bitumen	65%			2025	\$230,300	10	\$41,700	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$45,300	C
Ceramic Tile	5%			2034	**	5	\$5,200	C
Vinyl Tile	85%			2025	\$709,100	3	\$44,000	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$17,700	C
Ceramic Tile	5%			2028	**	5	\$7,100	C
Concrete Masonry Unit	15%			LIFE	**	5	\$17,000	C
Gypsum Board	75%			LIFE	**	5-10	\$180,300	C
Ceilings								
Gypsum Board	100%			LIFE	**	5-10	\$359,000	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$300	B
Raceway								
Conduit	100%			2045	**	1		B
Panelboards								
Fused Disc Sw	5%			2041	**	5	\$100	B
Molded Case Bkrs	95%			2041	**	5	\$1,700	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
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	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	95%			2030	**	10	\$60,300	B
<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	B
Exit, Service	50%			2030	**	1		B
Lightning Protection								
Arresters/Cabling Generic	100%			2053	**	5	\$2,000	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$7,800	B
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$34,200	B
<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	\$5,100	B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$22,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%	Now	\$4,200	2023	\$84,400	2	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof, 2 Units</i>								
Window/Wall Unit	70%			2020	\$94,300	1		B
No Component	20%							D
Ventilation								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
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	\$30,500	B
No Component	50%							D
Exhaust Fans								
Roof	100%			2025	\$52,100	2	\$2,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		B
HW Heat Exchanger								
Low Temp	100%			2035	**	4	\$6,800	B
		<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2030	**	1	\$4,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<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	B

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 01-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$62,000	
Total	\$62,000	
Priority A	\$62,000	
Total	\$62,000	

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$13,100	\$500		\$18,300
Interior Architecture	\$2,500	\$2,300		\$700
Electrical	\$1,500			\$200
Mechanical	\$6,600	\$1,500	\$1,700	\$1,200
Total	\$23,600	\$4,300	\$1,700	\$20,400
Priority A	\$13,100	\$500		\$18,300
Priority B	\$10,500	\$1,500	\$1,700	\$1,300
Priority C		\$2,300		\$700
Total	\$23,600	\$4,300	\$1,700	\$20,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$10,800	LIFE	**	5	\$3,800	A
<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%	Now	\$62,000	2026	**	5	\$14,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, West Facade</i>								
Windows								
Aluminum	100%			2037	**	5	\$1,000	A
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$600	A
Stucco Cement	75%			2026	**	5	\$4,600	A
Roof								
Modified Bitumen	95%			2029	**	10	\$18,300	A
Skylight, Metal/Glass	5%			2041	**	10	\$3,200	A
Interior								
Floors								
Quarry Tile	5%			2034	**	5	\$1,500	C
Vinyl Tile	95%			2026	**	3	\$7,000	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$500	C
Gypsum Board	90%			LIFE	**	5	\$12,700	C
Ceilings								
AcousTileSusp.Lay-In	25%			2026	**	5	\$4,900	B
Gypsum Board	75%			LIFE	**	5	\$18,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<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%			2031	**	5	\$400	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$400	B

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	80%			2021	\$21,200	10	\$9,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	10%			2026	**	10	\$1,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	10%			2021	\$2,700	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$900	1		B
Exit, Service	50%			2021	\$900	1		B
Exterior Lighting								
HID	100%			2021	\$500	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$6,500	B
		<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%			2029	**	4	\$1,000	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$2,600	1		B
No Component	90%							D
Ventilation								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$4,400	B
No Component	40%							D
Exhaust Fans								
Interior	60%			2021	\$8,300	2	\$200	B
Roof	40%			2021	\$4,000	2	\$200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$2,900	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$82,000	A
Windows								
Aluminum	100%			2040	**	5	\$5,500	A
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$4,300	A
Metal Panel	5%			2044	**	5	\$1,700	A
Metal: Cage/Fence	45%	2-4	\$14,600	2029	**	5	\$12,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2037	**	10	\$32,100	A
Modified Bitumen	75%			2024	\$290,200	10	\$52,600	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,900	C
Ceramic Tile	5%			2027	**	5	\$4,800	C
Vinyl Tile	85%			2029	**	3	\$30,400	C
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$5,700	C
Concrete Masonry Unit	15%			LIFE	**	5	\$6,800	C
Glass: Single Pane	5%			LIFE	**	5	\$4,300	C
Gypsum Board	75%			LIFE	**	5	\$51,300	C
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$11,200	B
Gypsum Board	25%			LIFE	**	5	\$29,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,700	B
Wiring								
Thermoplastic	100%			2034	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$128,300	10	\$58,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	40%			2024	\$8,800	10	\$6,200	B
Exit, Service	60%			2024	\$5,300	1		B
Exterior Lighting								
HID	100%			2024	\$2,200	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$700	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$55,800	1	\$7,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$636,700	1-3	\$40,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$31,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,200	2040	**	4	\$3,100	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Hot Water Return Line</i>						

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2024	\$65,100	1	\$7,900	B
Convactor/Radiator	80%			2029	**	1	\$16,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	25%			2019	\$31,000	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,500	B
Exhaust Fans								
Roof	100%			2024	\$48,000	2	\$2,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	85%	2-4	\$3,100	2044	**	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Booster Pump</i>							
Galv Iron/Steel	15%			2037	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$2,500	B
Backflow Preventer								
Generic	100%			2029	**	1	\$3,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%	Now	\$14,100	2044	**	1-2	\$15,500	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Plumbing Room, Basement - Sprinkler Test Tee</i>							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression								
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING
Address : 121 HELL GATE CIRCLE WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 59,158 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1088074

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$65,600	\$41,400
Interior Architecture	\$67,900	\$304,200
Electrical		\$391,700
Total	\$133,400	\$737,300
Priority A	\$65,600	\$41,400
Priority B	\$67,900	\$391,700
Priority C		\$304,200
Total	\$133,400	\$737,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,800	\$14,800		\$4,600
Interior Architecture		\$3,300	\$7,500	\$4,400
Electrical	\$6,700	\$6,000	\$8,500	\$7,100
Mechanical	\$36,100	\$5,200	\$17,400	\$17,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,500	\$33,300	\$37,400	\$37,600
Priority A	\$3,800	\$14,800		\$4,600
Priority B	\$46,700	\$15,100	\$29,900	\$33,100
Priority C		\$3,300	\$7,500	
Total	\$50,500	\$33,300	\$37,400	\$37,600



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

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

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

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

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$24,400	A
Masonry: Brick	85%			LIFE	**	5	\$41,400	A
Metal Panel	5%			2044	**	5-10	\$16,700	A
Windows								
Aluminum	70%			2040	**	5	\$7,700	A
Aluminum	30%			2046	**	5	\$3,300	A
Parapets								
Metal Panel	10%	Now	\$2,200	2044	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	90%			2037	**	5-10	\$24,400	A
Roof								
Modified Bitumen	100%			2029	**	10	\$65,600	A
Interior								
Floors								
Cast in Place Concrete	65%			LIFE	**	5	\$125,900	C
Ceramic Tile	5%			2033	**	5	\$4,400	C
Quarry Tile	5%			2037	**	5	\$6,600	C
Vinyl Tile	25%			2024	\$178,300	3	\$8,300	C
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$5,000	C
Concrete Masonry Unit	75%			LIFE	**	5	\$30,100	C
Gypsum Board	20%			LIFE	**	5	\$12,000	C
Ceilings								
AcousTileSusp.Lay-In	10%			2029	**	5	\$8,900	B
AcousTileSusp.Lay-In	10%	Now	\$67,900	2044	**	5	\$4,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Concrete	80%			LIFE	**	5	\$11,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$31,700	3	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</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 / CLARK THOMAS BUILDING

Asset # : 3014

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2022	\$34,000	3	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 500 Kva , 4160/2400/208/120 Volts</i>							
Feeders								
Cable	100%			2023	\$1,000	1		B
Raceway								
Conduit	100%			2024	\$3,600	1		B
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$1,000	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 1600 Amperes</i>							
Switchgear / Switchboard								
Air Circuit Breaker	100%			2024	\$15,100	5	\$300	B
Raceway								
Conduit	100%			2024	\$2,700	1		B
Panelboards								
Fused Disc Sw	20%			2023	\$2,300	5	\$300	B
Molded Case Bkrs	60%			2023	\$6,900	5	\$900	B
Molded Case Bkrs	20%			2040	**	5	\$300	B
Wiring								
Braided Cloth	20%	2-4	\$800	2049	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	80%			2024	\$3,300	1		B
Motor Controllers								
Locally Mounted	80%			2022	\$44,100	5	\$300	B
Locally Mounted	20%			2037	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$18,200	B
Generators								
Diesel	100%			2033	**	1	\$22,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Generator Rated @ 80 Kw</i>							
Batteries								
Lead/Acid	100%			2018	\$600	5	\$2,200	B

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

Asset # : 3014

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2039	**	5	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$101,200	10	\$46,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2024	\$11,900	10	\$5,400	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	5%			2024	\$6,000	10	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	40%			2024	\$3,300	1		B
Emergency, Battery	10%			2024	\$2,000	10	\$1,400	B
Exit, Service	50%			2024	\$4,100	1		B
Exterior Lighting								
HID	100%			2024	\$2,000	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$6,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$174,200	1-3	\$10,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2034	**	1		B

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

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

Asset # : 3014

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$3,500	B
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$2,900	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$26,500	2029	**	1	\$17,200	B
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$11,500	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000	B
Exhaust Fans								
Interior	20%			2032	**	2	\$400	B
Roof	80%			2032	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$5,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$3,900	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2029	**	1	\$3,600	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$16,600	B

Note : 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 / CLARK THOMAS BUILDING

Asset # : 3014

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Fire Pump								
Generic	100%			2033	* *	1	\$11,100	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
Area Sq Ft : 102,592 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1085877

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$368,200
Interior Architecture	\$452,600	\$850,800
Electrical		\$388,100
Mechanical	\$97,500	
Total	\$550,000	\$1,607,100
Priority A		\$368,200
Priority B	\$97,500	\$518,700
Priority C	\$452,600	\$720,300
Total	\$550,000	\$1,607,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$12,100		\$31,800
Interior Architecture	\$4,800	\$3,800	\$10,500	\$4,800
Electrical	\$25,800	\$19,200	\$15,000	\$23,900
Mechanical	\$25,000	\$16,400	\$30,000	\$53,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,600	\$55,500	\$59,400	\$118,000
Priority A		\$12,100		\$31,800
Priority B	\$54,800	\$43,400	\$48,900	\$81,400
Priority C	\$4,800		\$10,500	\$4,800
Total	\$59,600	\$55,500	\$59,400	\$118,000



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

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

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

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

Asset # : 1960

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$27,700	A
Masonry: Brick	75%			LIFE	**	5	\$83,100	A
Masonry: Limestone	5%			LIFE	**	5	\$4,200	A
Metal: Cage/Fence	5%			2037	**	5	\$24,200	A
Window Wall	5%			2044	**	5	\$20,800	A
Wood	5%			2029	**	5	\$27,700	A
Windows								
Aluminum	100%			2040	**	5	\$18,900	A
Roof								
Modified Bitumen	10%			2029	**	10	\$7,600	A
Single Ply Membrane	90%			2024	\$217,000	10	\$68,000	A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$45,300	LIFE	**	5	\$33,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	Now	\$56,300	2027	**	5	\$7,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%			2024	\$679,000	3	\$31,600	C
Vinyl Tile	25%			2019	\$308,600	3	\$19,100	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$42,400	2027	**	5	\$4,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Masonry: Brick	10%			LIFE	**			C
Plaster	85%			LIFE	**	5	\$41,300	C
Ceilings								
AcousTileSusp.Lay-In	5%			2022	\$58,700	5	\$7,700	B
Exposed Concrete	20%			LIFE	**	5	\$4,800	B
Plaster	75%			LIFE	**	5	\$71,800	B

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

Over 600 Volts

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	3	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 200 Amperes, 4160 Volts</i>							
Transformers								
Dry Type	100%			2022	\$34,000	3	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4160/208/120 Volts , 150 Kva</i>							
Feeders								
Cable	100%			2023	\$1,000	1		B
Raceway								
Conduit	100%			2024	\$3,600	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 800 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$200	B
Molded Case Bkrs	50%			2024	\$22,700	5	\$1,400	B
Raceway								
Conduit	80%			2024	\$8,500	1		B
Conduit	20%			2034	**	1		B
Panelboards								
Molded Case Bkrs	70%			2023	\$24,100	5	\$1,900	B
Molded Case Bkrs	30%			2032	**	5	\$800	B
Wiring								
Braided Cloth	70%	2-4	\$11,500	2049	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$24,900	5	\$700	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$31,600	B
Generators								
Diesel	100%			2027	**	1	\$39,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Genset Rated @ 100 Kw</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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$3,800	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$195,700	10	\$89,200	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$10,300	10	\$4,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2019	\$7,100	1		B
Exit, Service	50%			2024	\$7,100	1		B
Exterior Lighting								
HID	100%			2024	\$3,500	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$88,300	1	\$11,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$63,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$97,500	2032	**	4	\$5,000	B
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Air Handler	40%			2032	**	1	\$25,300	B
Convactor/Radiator	60%			2029	**	1	\$19,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019		1	\$19,900	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$57,100	B
Exhaust Fans								
Interior	90%			2032	**	2	\$2,800	B
Roof	10%			2032	**	2	\$300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$10,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016		4	\$2,500	B
Backflow Preventer								
No Component	50%							D
Generic	50%			2029	**	1	\$3,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-3</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$51,600	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression Sprinkler							
Generic	100%			2044	* *	1-2	\$28,700 B
Chemical System							
No Component	80%						D
Generic	20%			2019	\$5,000	1-3	\$11,000 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING
Address : 65 CHARLES GAY LOOP WARDS ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
Area Sq Ft : 55,215 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1088065

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$208,300	\$36,400
Interior Architecture	\$95,900	\$343,000
Electrical		\$255,400
Mechanical	\$182,300	
Total	\$486,400	\$634,800
Priority A	\$208,300	\$36,400
Priority B	\$182,300	\$255,400
Priority C	\$95,900	\$343,000
Total	\$486,400	\$634,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$13,500		\$7,800
Interior Architecture	\$36,900			\$9,900
Electrical	\$7,500	\$10,400	\$8,300	\$14,700
Mechanical	\$12,600	\$18,000	\$12,900	\$11,000
Total	\$57,100	\$42,000	\$21,100	\$43,300
Priority A		\$13,500		\$7,800
Priority B	\$20,200	\$28,400	\$21,100	\$31,900
Priority C	\$36,900			\$3,600
Total	\$57,100	\$42,000	\$21,100	\$43,300



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

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

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

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

Asset # : 1959

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$208,300	LIFE	**	5	\$36,400	A
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$15,600	A
Metal Sect. OHD	5%			2029	**	5	\$7,100	A
Wood	10%			2037	**	5	\$22,800	A
Windows								
Aluminum	100%			2040	**	5	\$11,000	A
Roof								
Asphalt Shingle	25%			2027	**	10	\$2,200	A
Modified Bitumen	65%			2032	**	10	\$33,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%			2037	**	1		A
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$49,100	LIFE	**	5	\$108,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Toilet(s), Corridors</i>								
Ceramic Tile	5%	Now	\$15,200	2027	**	5	\$2,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
Vinyl Tile	35%	Now	\$46,800	2024	\$234,100	3	\$10,900	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Cafeteria</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$21,600	2027	**	5	\$2,100	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$19,900	C
Gypsum Board	20%			LIFE	**	5	\$9,900	C
Masonry: Brick	15%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	15%			2029	**	5	\$12,500	B
Exposed Struc: Wood	85%			LIFE	**			B

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

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

Asset # : 1959

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	B
Raceway								
Conduit	100%			2024		1		B
Panelboards								
Fused Disc Sw	20%			2023	\$2,300	5	\$300	B
Molded Case Bkrs	80%			2023	\$9,200	5	\$1,200	B
Wiring								
Thermoplastic	100%			2024	\$4,100	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$55,200	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$17,000	B
Generators								
Diesel	100%			2027	**	1	\$21,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 100 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,000	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	92%			2024	\$102,700	10	\$46,800	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2024	\$2,200	10	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	4%			2024	\$800	10	\$100	B
Incandescent	2%			2019	\$2,200	2		B

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

Asset # : 1959

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

Lighting

Egress Lighting								
Emergency, Service	50%			2019	\$3,800	1		B
Exit, Service	50%			2024	\$3,800	1		B
Exterior Lighting								
HID	100%			2024	\$1,900	10	\$200	B

Alarm

Security System								
No Component	70%							D
Generic	30%			2024	\$47,500	1	\$6,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								

Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$34,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells</i>								

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

Heating

Energy Source								
Fuel Oil No 2	100%	Now	\$129,400	2054	**	5	\$8,600	B
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Buried Fuel Tank</i>								

Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$27,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 6 Separate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler Room Has Hot Water Boiler For Domestic Hot Water</i>								

Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$52,800	2032	**	4	\$2,700	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Terminal Devices								
Air Handler	10%			2024	\$28,300	1	\$3,400	B
Convactor/Radiator	90%			2029	**	1	\$16,100	B

Air Conditioning

Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2017	\$10,800	1		B
No Component	90%							D

Ventilation

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

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

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

Asset # : 1959

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
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	\$30,900	B
Exhaust Fans								
Roof	100%			2032	* *	2	\$1,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2024	\$16,300	4	\$8,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2029	* *	1	\$3,400	B
Fixtures								
Generic	100%							B
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$15,500	B
Chemical System								
Dry	10%			2019	\$2,500	1-3	\$5,500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : Kitchen Hood</i>						
No Component	70%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Fire Extinguishers</i>						

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 13-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$352,100	\$94,500
Interior Architecture	\$87,400	\$747,000
Electrical		\$284,800
Mechanical	\$42,400	
Total	\$481,900	\$1,126,300
Priority A	\$352,100	\$94,500
Priority B	\$42,400	\$325,500
Priority C	\$87,400	\$706,300
Total	\$481,900	\$1,126,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,100	\$3,200		
Interior Architecture			\$10,200	\$1,400
Electrical	\$9,100	\$5,100	\$5,100	\$6,100
Mechanical	\$9,000	\$8,500	\$13,900	\$10,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$36,000	\$24,700	\$37,100	\$26,100
Priority A	\$10,100	\$3,200		
Priority B	\$25,900	\$21,500	\$27,000	\$24,800
Priority C			\$10,200	\$1,400
Total	\$36,000	\$24,700	\$37,100	\$26,100



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
COMMONWEALTH AVENUE SRO
Asset # : 4450

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$94,500	A
Metal Panel	2%			2041	**	5-10	\$13,700	A
Window Wall	3%			2041	**	5	\$11,200	A
Windows								
Aluminum	95%			2037	**	5	\$6,300	A
Glass Block	5%			LIFE	**	5	\$200	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$4,000	A
Masonry: Brick	50%			LIFE	**	5	\$3,900	A
Metal Panel	5%			2041	**	5	\$1,500	A
Roof								
Modified Bitumen	100%	Now	\$352,100	2031	**			A
<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	C
Ceramic Tile	5%			2030	**	5	\$5,400	C
Vinyl Tile	75%			2021	\$655,700	3	\$30,500	C
Vinyl Tile	10%	4+	\$87,400	2031	**	3	\$4,100	C
<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	C
Glass: Single Pane	10%			LIFE	**	5	\$9,700	C
Gypsum Board	65%			LIFE	**	5	\$50,600	C
Ceilings								
Exposed Concrete	70%			LIFE	**	5	\$11,900	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$40,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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
COMMONWEALTH AVENUE SRO
Asset # : 4450

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
	<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%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	30%			2029	**	5	\$500	B
Molded Case Bkrs	70%			2029	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$22,700	B
Generators								
Diesel	100%			2024	\$74,500	1	\$28,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 125kw Dmt Genset</i>							
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,700	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$2,100	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$144,400	10	\$65,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T12 Lamps And Compact Fluorescent</i>							
HID	1%			2021	\$200	10		B
Egress Lighting								
Emergency, Service	20%			2021	\$2,000	1		B
Exit, Service	80%			2021	\$8,000	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$700	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Furnace	30%	Now	\$2,500	2021	\$25,200	1	\$9,700	B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Four Roof Mounted Units</i>							
Hot Water Boiler	70%			2034	**	1	\$25,100	B
	<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%			2029	**	4	\$3,800	B
No Component	30%							D
Terminal Devices								
Fan Coil Unit/Heat	70%			2026	**	1	\$16,400	B
No Component	30%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$1,200	2021	\$23,300	1	\$3,000	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
Window/Wall Unit	30%			2016	\$42,400	1		B
No Component	60%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$21,200	1	\$2,300	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$5,500	2	\$5,100	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,400	B
Exhaust Fans								
Interior	20%			2026	**	2	\$400	B
Roof	80%			2026	**	2	\$1,800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$7,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilers</i>							
	<i>Explanation : Hot Water Coils In 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
COMMONWEALTH AVENUE SRO
Asset # : 4450

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$4,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2, 3, 4</i>								
<i>Explanation : 2 Units - One Is Currently Undergoing Repair</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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : DEAN STREET FAMILY RESIDENCE
Address : 2155 DEAN STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0012.000 / 1972 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 28,650 **Project Type** : HOMELESS SERVICES
Date of Survey : 18-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Interior Architecture			\$42,100
Electrical			\$56,300
Total			\$98,400
Priority	B		\$98,400
Total			\$98,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$40,000		\$23,800	\$1,200
Interior Architecture	\$28,000	\$2,300		\$4,400
Electrical	\$1,600	\$500	\$11,900	\$400
Mechanical	\$19,800	\$6,000	\$8,400	\$3,900
Total	\$89,400	\$8,800	\$44,100	\$9,900
Priority	A		\$23,800	\$1,200
Priority	B	\$6,400	\$20,300	\$4,300
Priority	C	\$2,300		\$4,400
Total	\$89,400	\$8,800	\$44,100	\$9,900



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

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

** 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$27,100	A
Masonry: Limestone	5%			LIFE	**	5	\$1,400	A
Stucco Cement	25%	0-2	\$26,500	2028	**	5	\$12,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2039	**	5	\$2,500	A
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$6,400	2048	**	5	\$800	A
<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								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,400	A
Masonry: Brick	85%	0-2	\$7,100	LIFE	**	5	\$2,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</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	5%			2043	**	5	\$600	A
Roof								
Modified Bitumen	95%			2028	**	10	\$23,500	A
Skylight, Metal/Glass	5%			2043	**	10	\$4,100	A
Interior								
Floors								
Ceramic Tile	10%	Now	\$15,500	2026	**	5	\$2,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	5%			2032	**	5	\$2,100	C
Marble Panels	2%	Now	\$2,900	LIFE	**	5	\$600	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
Vinyl Tile	83%			2028	**	3	\$17,500	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	C
Gypsum Board	75%			LIFE	**	5	\$22,700	C
Marble Panels	2%			LIFE	**			C
Plaster	13%			LIFE	**	5	\$2,000	C
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$42,100	B
Plaster	20%	0-2	\$5,200	LIFE	**	5	\$5,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$800	B
<hr/>								
Raceway								
Conduit	100%			2033	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$800	B
<hr/>								
Wiring								
Thermoplastic	100%			2033	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%	Now	\$900	LIFE	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2023	\$11,300	10	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2028	**	10	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	50%			2023	\$28,300	2	\$300	B

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$3,400	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$1,000	10	\$100	B

Alarm

Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2023	\$56,300	1-3	\$3,500	B

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2033	**	5	\$8,700	B
			<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%			2043	**	1	\$27,900	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$2,100	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$12,600	2028	**	1	\$8,200	B
			<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2021	\$5,500	1		B
No Component	90%							D

Ventilation

Exhaust Fans								
Roof	100%	Now	\$4,200	2028	**	2	\$700	B
			<i>Broken, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof</i>					

Plumbing

H/C Water Piping								
Brass/Copper	10%			2033	**	1		B
Galv Iron/Steel	90%			2028	**	1		B

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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 Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
HW Heat Exchanger Low Temp	100%			2053	* *	4	\$4,200	B
		<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		B
Backflow Preventer Generic	100%			2031	* *	1	\$1,700	B
Fixtures Generic	100%							B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : E.119 STREET VETERANS RESIDENCE
Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$157,900	\$81,700
Interior Architecture	\$243,100	\$91,900
Electrical	\$53,900	\$261,100
Mechanical	\$76,400	\$101,500
Total	\$531,200	\$536,100
Priority A	\$157,900	\$81,700
Priority B	\$130,300	\$405,300
Priority C	\$243,100	\$49,100
Total	\$531,200	\$536,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$52,000			\$27,500
Interior Architecture				\$11,000
Electrical	\$6,100	\$9,400	\$6,600	\$6,400
Mechanical	\$28,500	\$13,100	\$20,000	\$52,100
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$98,500	\$34,400	\$38,400	\$108,800
Priority A	\$52,000			\$27,500
Priority B	\$46,500	\$34,400	\$38,400	\$70,300
Priority C				\$11,000
Total	\$98,500	\$34,400	\$38,400	\$108,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$116,800	LIFE	**	5	\$81,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Window Wall	15%			2044	**	5	\$54,100	A
Windows								
Aluminum	95%	0-2	\$24,300	2040	**	5	\$3,100	A
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Dining Room</i>								
Glass Block	3%			LIFE	**	5	\$100	A
Metal Louvers	2%			2033	**	10	\$800	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,600	A
Masonry: Brick	50%	0-2	\$27,700	LIFE	**	5	\$2,500	A
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West End Over Room 601 And 605</i>								
Metal Panel	5%			2044	**	5	\$1,000	A
Roof								
Modified Bitumen	100%			2029	**	10	\$41,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,400	C
Vinyl Tile	90%	4+	\$141,800	2029	**	3	\$33,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	0-2	\$36,900	LIFE	**	5	\$7,000	C
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Single Pane	15%			LIFE	**	5	\$13,100	C
Gypsum Board	70%	Now	\$64,300	LIFE	**	5	\$49,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$9,900	B
Gypsum Board	35%			LIFE	**	5	\$42,800	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	25%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Dsiconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$300	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	B
Molded Case Bkrs	85%			2040	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$20,500	B
Generators								
Diesel	100%			2033	**	1	\$25,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,500	B
Fuel Storage								
Main Tank	100%			2052	**	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 175 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	**	10	\$53,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,000	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	60%			2024	\$5,400	1		B
Exit, Service	40%			2024	\$3,600	1		B
Exterior Lighting								
HID	100%			2024	\$2,300	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2052	* *	5	\$400	B
Alarm								
Security System								
Under Construction	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2024	\$261,100	1-3	\$16,400	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Furnace	20%			2024	\$15,100	1	\$6,500	B
Hot Water Boiler	80%	Now	\$5,600	2029	* *	1	\$23,300	B
			<i>Damaged, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Boiler Room, Boiler Jacket Deteriorating. Insulation Inside Jacket Deteriorating</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Gas Fired Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$4,800	B
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$21,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$57,200	2	\$800	B
Window/Wall Unit	60%			2019	\$76,400	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,400	B
Exhaust Fans								
Interior	10%			2024	\$6,800	2	\$200	B
Roof	90%			2024	\$44,300	2	\$1,800	B
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
E.119 STREET VETERANS RESIDENCE
Asset # : 2594

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%	Now	\$1,700	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : From Spout Catchment Piping To City Sewer Main, 1 Of 10 Clogged</i>								
Sump Pump(s) Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2024	\$10,500	4	\$2,500	B
Backflow Preventer Generic	100%			2029	* *	1	\$4,000	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C-6</i>								
<i>Explanation : Two Units, 1 Of 2 Units Down</i>								
Fire Suppression								
Standpipe Generic	100%			2034	* *	1-5	\$34,200	B
Sprinkler Generic	100%			2034	* *	1-2	\$18,300	B
Fire Pump Generic	100%			2027	* *	1	\$12,200	B
Chemical System Generic	100%			2019	\$24,800	1-3	\$55,000	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$36,300	\$273,700
Electrical		\$283,400
Mechanical		\$386,900
Total	\$36,300	\$943,900
Priority B		\$670,300
Priority C	\$36,300	\$273,700
Total	\$36,300	\$943,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$105,100			
Interior Architecture	\$44,200		\$20,700	\$8,900
Electrical	\$3,700	\$2,300	\$2,700	\$3,000
Mechanical	\$23,900	\$10,600	\$7,000	\$9,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$182,800	\$18,800	\$36,400	\$27,100
Priority A	\$105,100			
Priority B	\$62,200	\$18,800	\$34,800	\$18,200
Priority C	\$15,500		\$1,600	\$8,900
Total	\$182,800	\$18,800	\$36,400	\$27,100



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,000	A
Masonry: Brick	25%			LIFE	**	5	\$20,900	A
<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	\$25,000	A
Masonry: Brick	17%	Now	\$20,300	LIFE	**	5	\$7,100	A
<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	\$8,100	A
Windows								
Aluminum	100%			2041	**	5	\$2,800	A
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5-10	\$3,000	A
Masonry: Brick	40%			LIFE	**	5-10	\$6,000	A
Masonry: Brick	25%			LIFE	**	5-10	\$3,800	A
<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	A
Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$700	A
<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	\$7,400	2030	**			A
<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	\$30,300	2040	**			A
<i>Broken Paver Blocks, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<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	A

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$9,300	C
Ceramic Tile	10%			2034	**	5	\$4,200	C
Quarry Tile	5%			2038	**	5	\$3,200	C
Vinyl Tile	80%			2025	\$273,700	3	\$17,000	C
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$5,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000	C
Gypsum Board	65%			LIFE	**	5-10	\$56,100	C
Plaster	20%			LIFE	**	5-10	\$8,600	C
Ceilings								
AcousTileSusp.Lay-In	90%			2038	**	5	\$38,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sixth Floor Bathroom</i>								
Exposed Concrete	7%			LIFE	**	5-10	\$3,700	B
Exposed Struc: Steel	3%	Now	\$25,400	LIFE	**			B
<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 Code
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	B
<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	B
Raceway								
Conduit	100%			2045	**	1		B
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$8,900	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2034	**	1	\$11,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 156 Kva Onan Genset</i>								
Batteries								
Lead/Acid	100%			2019	\$600	5	\$1,100	B
Fuel Storage								
Main Tank	100%			2053	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	**	10	\$26,000	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
Fluorescent	100%			2030	**	10	\$2,600	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$283,400			B
<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 Code
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		B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$14,000	B
	<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	\$2,100	B
Terminal Devices								
Air Handler	60%			2025	\$87,000	1	\$10,500	B
Convactor/Radiator	30%			2030	**	1	\$2,800	B
Fan Coil Unit/Heat	10%			2025	\$40,300	1	\$900	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	75%			2023	\$259,700	2	\$1,300	B
Window/Wall Unit	5%			2020	\$2,800	1		B
No Component	20%							D
Heat Rejection								
Evap Condenser	100%			2025	\$17,500	2	\$19,800	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$25,000	B
Exhaust Fans								
Interior	50%	Now	\$8,900	2035	**	2	\$300	B
	<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	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		B
Water Heater								
Gas Fired	100%			2020	\$6,300	2	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%	Now	\$1,000	2025	\$10,500	4	\$1,600	B
	<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	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<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	B
Sprinkler								
Generic	100%			2035	**	1-2	\$8,000	B
Fire Pump								
Generic	100%			2028	**	1	\$5,300	B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : EAST NEW YORK AVENUE SRO
Address : 1381 EAST NEW YORK AVE. @ SARATOGA AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$49,500	\$144,700
Electrical	\$127,300	\$651,300
Mechanical		\$46,700
Total	\$176,800	\$842,700
Priority A	\$49,500	\$144,700
Priority B	\$127,300	\$698,000
Total	\$176,800	\$842,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$24,400
Interior Architecture		\$13,500	\$2,200	
Electrical	\$8,300	\$11,200	\$9,500	\$11,900
Mechanical	\$19,100	\$7,200	\$13,300	\$8,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$35,300	\$39,700	\$32,900	\$52,300
Priority A				\$24,400
Priority B	\$35,300	\$26,300	\$30,600	\$27,900
Priority C		\$13,500	\$2,200	
Total	\$35,300	\$39,700	\$32,900	\$52,300



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
EAST NEW YORK AVENUE SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$69,900	A
Window Wall	15%			2044	**	5	\$46,300	A
Windows								
Aluminum	100%			2040	**	5	\$5,500	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$3,300	A
Masonry: Brick	45%			LIFE	**	5	\$2,900	A
Metal Panel	10%			2044	**	5	\$2,500	A
Roof								
IRMA/Protected Membrane	15%			2024	\$74,700	10	\$7,900	A
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Over 4th Floor</i>						
Modified Bitumen	85%	Now	\$49,500	2032	**			A
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over 4th Floor</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over 4th Floor Near Elevator</i>						
Interior								
Floors								
Carpet	5%			2020	\$54,300	3	\$6,700	C
Cast in Place Concrete	15%			LIFE	**	5	\$29,400	C
Ceramic Tile	5%			2033	**	5	\$4,500	C
Quarry Tile	5%			2037	**	5	\$6,700	C
Vinyl Tile	70%			2029	**	3	\$23,500	C
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$30,000	C
Glass: Single Pane	10%			LIFE	**	5	\$8,000	C
Gypsum Board	20%			LIFE	**	5	\$12,900	C
Ceilings								
Exposed Concrete	85%			LIFE	**	5	\$11,900	B
Gypsum Board	15%			LIFE	**	5	\$16,800	B
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 4th Floor Near Elevator</i>						

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Switches Rated @ 800 Amperes Each</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,600	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$18,800	B
Generators								
Diesel	100%			2027	**	1	\$23,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Emergency Genset Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,300	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : No Rating Capacity Available</i>							
Lighting								
Interior Lighting								
Fluorescent	60%			2019	\$72,400	10	\$33,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	40%			2029	**	10	\$22,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Egress Lighting								
Emergency, Service	50%			2024	\$4,100	1		B
Exit, Service	50%			2024	\$4,100	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	100%			2019	\$2,100	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	**	5	\$600	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$52,500	1	\$6,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$598,800	1-3	\$37,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Furnace	10%			2029	**	1	\$3,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Hot Water Boiler	90%	Now	\$2,300	2037	**	1	\$24,000	B
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$4,400	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$19,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2029	**	2	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : For Elevator Machinery Room</i>							
Window/Wall Unit	40%			2022	\$46,700	1		B
No Component	55%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	B
Exhaust Fans								
Roof	100%			2032	**	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	90%	Now	\$7,600	2044	**	1		B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Booster Pump</i>							
Galv Iron/Steel	10%			2037	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2029	**	1	\$3,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B -4</i>							
	<i>Explanation : Two Units</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$16,800	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 17-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$36,700	\$55,600
Interior Architecture		\$188,400
Electrical		\$50,400
Mechanical	\$101,900	
Total	\$138,700	\$294,500
Priority A	\$36,700	\$55,600
Priority B	\$101,900	\$112,900
Priority C		\$125,900
Total	\$138,700	\$294,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$1,900		
Interior Architecture			\$2,000	\$38,500
Electrical	\$300	\$100		\$700
Mechanical	\$35,100	\$4,300	\$10,600	\$3,500
Total	\$35,500	\$6,400	\$12,500	\$42,700
Priority A		\$1,900		
Priority B	\$35,500	\$4,400	\$10,600	\$10,400
Priority C			\$2,000	\$32,200
Total	\$35,500	\$6,400	\$12,500	\$42,700



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$28,700	A
Masonry: Brick	47%			LIFE	**	5	\$26,900	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard And Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$5,600	A
Windows								
Aluminum	100%			2037	**	5	\$3,800	A
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$1,800	A
Masonry: Brick	55%			LIFE	**	5	\$2,500	A
<i>Other Observation, Extent : Light, 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	A
Roof								
Modified Bitumen	100%			2026	**	10	\$36,700	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,800	C
Ceramic Tile	15%			2030	**	5	\$9,400	C
Vinyl Tile	25%			2021	\$125,900	3	\$5,900	C
Wood	55%			2049	**	5	\$64,500	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$14,900	C
Glass: Single Pane	3%			LIFE	**	5	\$1,700	C
Gypsum Board	57%			LIFE	**	5	\$25,600	C
Plaster	20%			LIFE	**	5	\$4,500	C
Ceilings								
AcousTileSusp.Lay-In	20%			2034	**	5	\$12,500	B
Gypsum Board	80%			LIFE	**	5	\$62,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 800 Amps And 200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$33,600	10	\$15,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	60%			2021	\$50,400	2	\$600	B
Egress Lighting								
Emergency, Service	50%			2021	\$2,900	1		B
Exit, Battery	50%			2021	\$14,400	10	\$1,400	B
Exterior Lighting								
HID	100%			2021	\$1,400	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$20,600	B
		<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	\$9,900	2029	**	4	\$2,100	B
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$13,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2019	\$101,900	2	\$500	B
Window/Wall Unit	15%			2016	\$12,200	1		B
No Component	65%							D

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2	\$10,900	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,300	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$9,200	2	\$600	B
		<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B

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Estimates are rounded to the nearest hundred dollars.

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

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : FLATLANDS FAMILY RESIDENCE
Address : 10875 AVENUE D @ LINDEN BLVD.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$580,500	\$86,800
Interior Architecture	\$122,000	\$709,100
Electrical		\$792,700
Mechanical		\$324,700
Total	\$702,500	\$1,913,300
Priority A	\$580,500	\$86,800
Priority B		\$1,243,600
Priority C	\$122,000	\$582,900
Total	\$702,500	\$1,913,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,300			
Interior Architecture	\$28,000		\$11,200	\$1,900
Electrical	\$4,600	\$5,500	\$5,900	\$6,900
Mechanical	\$18,500	\$9,100	\$15,600	\$23,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,400	\$18,500	\$36,600	\$35,800
Priority A	\$2,300			
Priority B	\$27,100	\$18,500	\$25,400	\$33,900
Priority C	\$28,000		\$11,200	\$1,900
Total	\$57,400	\$18,500	\$36,600	\$35,800



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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
FLATLANDS FAMILY RESIDENCE
Asset # : 1949

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$73,800	A
Masonry: Brick	15%	Now	\$74,500	LIFE	**	5	\$13,000	A
<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>								
<hr/>								
Windows								
Aluminum	80%			2046	**	5	\$4,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2040	**	5	\$1,200	A
<hr/>								
Parapets								
Metal: Cage/Fence	100%	Now	\$171,900	2044	**	5	\$29,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	30%	Now	\$47,600	2037	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$286,600	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	C
Ceramic Tile	5%	Now	\$18,500	2033	**	5	\$2,500	C
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
Terrazzo	5%			LIFE	**	5	\$3,900	C
Vinyl Tile	65%			2024	\$528,600	3	\$24,600	C
Vinyl Tile	15%	Now	\$122,000	2034	**	3	\$5,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms Facing Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Rooms</i>								
<i>Explanation : Floor Is Not Sloped Properly And Rain Water Flows Into Rooms</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$6,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$4,800	C
Glass: Single Pane	5%			LIFE	**	5	\$4,500	C
Gypsum Board	20%	Now	\$9,500	LIFE	**	5	\$14,500	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : Impact Damage</i>								
Gypsum Board	55%			LIFE	**	5	\$39,800	C
Masonry: Brick	5%			LIFE	**			C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$126,100	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office, Child Care B</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	2%			2032	**	5		B
Molded Case Bkrs	98%			2032	**	5	\$1,800	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$60,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
HID	2%			2024		10		B
Incandescent	1%			2019		2	\$1,400	B
Egress Lighting								
Emergency, Battery	50%			2024		10	\$8,100	B
Exit, Service	50%			2024		1	\$4,600	B
Exterior Lighting								
HID	100%			2032	**	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$800	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024		1	\$7,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : C C T V Surveillance Camera System</i>					
Fire/Smoke Detection								
Generic	100%			2024		1-3	\$42,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Bells, Smoke Detector, Manual Pull Station</i>					

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

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$33,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$5,000	B
Terminal Devices								
Air Handler	60%			2024	\$206,700	1	\$25,000	B
Convactor/Radiator	40%			2029	**	1	\$8,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%	Now	\$2,400	2024	\$118,000	2	\$1,300	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Units Serve General Areas Only</i>					
			<i>Explanation : Multiple Roof Units</i>					
Window/Wall Unit	10%			2019	\$13,100	1		B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,600	B
Exhaust Fans								
Interior	10%			2024	\$7,100	2	\$200	B
Roof	90%			2029	**	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%	Now	\$2,800	LIFE	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Stock Room</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor To 2nd Floor Community Room</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$18,900	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$3,505,000	\$2,240,700
Interior Architecture	\$2,100,300	\$1,431,200
Electrical		\$1,432,000
Mechanical	\$357,800	\$1,163,700
Total	\$5,963,100	\$6,267,600
Priority A	\$3,505,000	\$2,240,700
Priority B	\$1,416,900	\$3,478,500
Priority C	\$1,041,200	\$548,500
Total	\$5,963,100	\$6,267,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$88,100	\$1,400		
Interior Architecture	\$141,100		\$4,200	\$11,200
Electrical	\$47,100	\$16,500	\$20,800	\$18,800
Mechanical	\$73,400	\$62,700	\$97,900	\$61,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$353,600	\$84,500	\$126,800	\$94,900
Priority A	\$88,100	\$1,400		
Priority B	\$160,700	\$83,100	\$122,600	\$83,700
Priority C	\$104,900		\$4,200	\$11,200
Total	\$353,600	\$84,500	\$126,800	\$94,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$23,200	LIFE	**	5	\$108,500	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$477,500	A
Masonry: Brick	10%	Now	\$248,300	LIFE	**	5	\$43,400	A
<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 & South Facades</i>								
Masonry: Limestone	5%	Now	\$112,400	LIFE	**	5	\$16,300	A
<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	\$59,200	2035	**	5	\$81,400	A
<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	\$593,700	2035	**	5	\$122,100	A
<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	A
Steel	75%	Now	\$1,160,500	2050	**	5	\$128,500	A
<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	A
Wood	10%	Now	\$72,900	2050	**	5	\$13,700	A
<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>								

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$29,200	LIFE	**	5	\$30,500	A
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade And Throughout</i>								
Masonry: Brick	70%			LIFE	**	5-10	\$377,800	A
Masonry: Brick	20%	Now	\$172,700	LIFE	**	5	\$15,800	A
<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	\$28,800	2045	**	5	\$7,600	A
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	25%	Now	\$379,300	2035	**			A
<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	\$144,700	2025	\$1,447,000			A
<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

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$78,200	C
Ceramic Tile	5%	2-4	\$16,400	2028	**	5	\$8,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	23%	Now	\$46,300	2030	**	5	\$61,700	C
<i>Adhesion Failure, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Entrance Lobby Of Armory</i>								
Terrazzo	2%			LIFE	**	5	\$11,200	C
Traffic Topping	5%	Now	\$10,500	2025	\$210,200	5	\$11,200	C
<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	C
<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	\$720,400	2035	**	3	\$33,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
Wood	15%			2028	**	5	\$100,600	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$34,900	C
Cast Stone/Terra Cotta	5%			LIFE	**	10	\$52,400	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Walls Of Mechanical Space</i>								
Ceramic Tile	3%			2028	**	5	\$8,400	C
Gypsum Board	25%			LIFE	**	5-10	\$118,800	C
Masonry: Brick	37%			LIFE	**	10	\$31,000	C
Plaster	15%	Now	\$6,400	LIFE	**	5	\$12,600	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway</i>								
Wood	5%			LIFE	**	5	\$111,800	C
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : New Toilet Rooms Being Constructed</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$68,500	2030	**	5	\$44,700	B
<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	\$27,300	LIFE	**	5	\$2,800	B
<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	**	10	\$71,500	B
Gypsum Board	5%			LIFE	**	5-10	\$61,500	B
Masonry: Infill Arch	5%			LIFE	**	10	\$8,900	B
Plaster	25%			LIFE	**	5-10	\$153,600	B
Wood	25%			LIFE	**	5	\$1,564,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2025	\$14,600	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amps</i>								
Fused Disc Sw	50%			2045	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amps For Air Conditioning</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$500	B
Molded Case Bkrs	50%			2025	\$60,600	5	\$3,100	B
Raceway								
Conduit	80%			2025	\$25,500	1		B
Conduit	20%			2045	**	1		B
Panelboards								
Molded Case Bkrs	25%			2041	**	5	\$1,600	B
Molded Case Bkrs	75%			2024	\$68,800	5	\$4,700	B
Wiring								
Thermoplastic	75%			2025	\$37,200	1		B
Thermoplastic	25%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2023	\$76,600	5	\$1,600	B

Ground

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

Asset # : 4439

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,000	B
	<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	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 400 Amps For Fire Pump</i>							
Generators								
Diesel	100%			2034	* *	1	\$91,800	B
	<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	B
Fuel Storage								
Main Tank	100%			2053	* *	5	\$7,000	B
	<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	\$360,600	10	\$164,300	B
	<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	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Limited Areas</i>							
HID	15%			2030	* *	10	\$1,200	B
Incandescent	2%			2025	\$9,600	2	\$100	B
Egress Lighting								
Exit, Service	50%			2025	\$16,500	1		B
Exit, Battery	50%			2025	\$82,300	10	\$8,100	B
Exterior Lighting								
HID	100%			2025	\$8,100	10	\$700	B
Alarm								
Fire/Smoke Detection								
No Component	75%							D
Generic, Analog	25%			2020	\$581,600			B
	<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		B
		<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	\$172,600	2023	\$575,200	1	\$212,900	B
		<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								
Steam Piping/Pump	100%	Now	\$73,300	2035	* *	4	\$11,800	B
		<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	B
Air Conditioning								
Energy Source								
Electricity	80%			2041	* *	1		B
Natural Gas	20%			2045	* *	1		B
		<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	B
Chiller/Direct Fire								
Int Pkg Unit - Cooling	10%			2023	\$291,600	2	\$1,500	B
Ext Pkg Unit - Cooling	5%			2025	\$52,300	2	\$700	B
		<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		B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pump	15%			2045	* *	4	\$2,600	B
Ductwork/Diffusers	15%			LIFE	* *	2	\$58,300	B
No Component	70%							D
Terminal Devices								
Fan Coil - Cooling	20%			2030	* *	1	\$15,400	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2025	\$27,100	2	\$8,300	B
Water Cool Tower	20%			2026	* *	2	\$48,100	B
No Component	75%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$210,900	B
Exhaust Fans								
Interior	100%			2025	\$8,800	2	\$7,300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$52,700	2025	\$52,700	2	\$2,800	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%	0-2	\$3,500	2025	\$70,200	4	\$23,600	B
<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		B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Bathrooms Under Constuction</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2020	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$22,000	1	\$14,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<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	B
Sprinkler								
Generic	100%			2045	* *	1-2	\$66,900	B
Fire Pump								
Generic	100%			2028	* *	1	\$44,600	B

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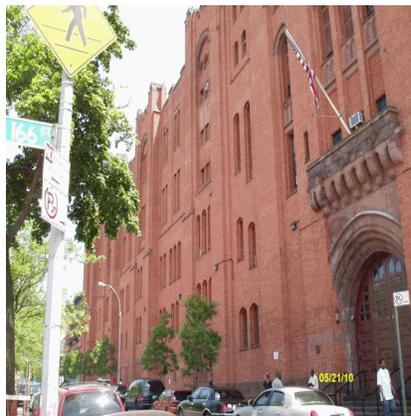
Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : FRANKLIN WOMENS SHELTER
Address : 1122 FRANKLIN AVENUE @ E. 166 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,279,800	\$301,300
Interior Architecture	\$362,400	\$493,100
Electrical	\$111,100	\$50,100
Mechanical		\$545,800
Total	\$1,753,400	\$1,390,200
Priority A	\$1,279,800	\$301,300
Priority B	\$254,000	\$595,900
Priority C	\$219,600	\$493,100
Total	\$1,753,400	\$1,390,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,900	\$2,700		
Interior Architecture	\$53,500	\$49,000	\$4,000	\$8,000
Electrical	\$16,100	\$28,300	\$17,800	\$16,800
Mechanical	\$76,400	\$33,900	\$43,700	\$72,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$165,700	\$118,800	\$70,400	\$102,200
Priority A	\$14,900	\$2,700		
Priority B	\$126,500	\$90,600	\$66,400	\$94,200
Priority C	\$24,400	\$25,500	\$4,000	\$8,000
Total	\$165,700	\$118,800	\$70,400	\$102,200



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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$834,700	LIFE	**	5	\$266,000	A
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : West Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : West Facade</i>							
Masonry: Brownstone	5%			LIFE	**	5	\$10,500	A
Windows								
Aluminum	85%			2040	**	5	\$14,500	A
Aluminum	10%	Now	\$14,900	2032	**	5	\$900	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Screens At Tower Floors</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Drill Floor</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Tower Floors</i>							
	<i>Explanation : Bird Contamination</i>							
Bronze/Brass	5%			2032	**	5	\$5,300	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,300	A
Masonry: Brownstone	10%			LIFE	**	5	\$9,500	A
Roof								
Modified Bitumen	35%	Now	\$73,700	2029	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over 4th Floor Dormitories</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Fourth Floor Dormitories</i>							
Single Ply Membrane	60%			2029	**	10	\$104,300	A
Skylight, Metal/Glass	5%	Now	\$267,100	2044	**			A
	<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over 4th Floor Dormitories</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over 4th Floor Dormitories</i>							

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$210,000	C
Ceramic Tile	5%			2027	**	5	\$10,700	C
Panel/Paver: Cer/Brk	5%			2032	**	5	\$24,000	C
Quarry Tile	5%			2029	**	5	\$16,000	C
Vinyl Tile	15%			2024	\$283,100	3	\$12,000	C
Vinyl Tile	15%			2029	**	3	\$12,000	C
Wood	10%	Now	\$219,600	2039	**	5	\$20,000	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor and Drill Floor Balcony</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<hr/>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			C
Ceramic Tile	5%			2027	**	5	\$8,300	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,300	C
Gypsum Board	30%			LIFE	**	5	\$30,000	C
Masonry: Brick	20%			LIFE	**			C
Plaster	35%	Now	\$24,400	LIFE	**	5	\$17,500	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Dormitories</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$21,300	B
AcousTileSusp.Lay-In	12%			2037	**	5	\$25,600	B
Exposed Concrete	10%	Now	\$142,800	LIFE	**	5	\$3,300	B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steel Beam At Area Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Next To Generator Room</i>								
Exposed Struc: Steel	40%			LIFE	**			B
Exposed Struc: Wood	18%			LIFE	**			B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drill Floor</i>								
Masonry: Vault Struct	5%			LIFE	**			B
Plaster	5%	Now	\$29,100	LIFE	**	5	\$6,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Basement.</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

Note : 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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2024	\$1,000	5	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps For Service # 1</i>								
Fused Disc Sw	5%			2034	**	5		B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps For Fire Pump</i>								
Molded Case Bkrs	65%			2034	**	5	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps For Service # 2</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$300	B
Molded Case Bkrs	50%			2024	\$24,900	5	\$1,900	B
Raceway								
Conduit	40%			2044	**	1		B
Conduit	60%			2024	\$7,000	1		B
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$200	B
Molded Case Bkrs	65%			2040	**	5	\$2,400	B
Molded Case Bkrs	30%			2023	\$11,300	5	\$1,100	B
Wiring								
Thermoplastic	70%			2044	**	1		B
Thermoplastic	30%			2024	\$5,400	1		B
Motor Controllers								
Locally Mounted	70%			2037	**	5	\$700	B
Locally Mounted	30%			2022	\$38,700	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Water Main</i>								
<i>Explanation : Corroded</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2037	**	1	\$39,200	B
Automatic	5%			2037	**	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 20 Hp For Fire Pump</i>								
Automatic	5%			2037	**	1	\$2,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transfer Switch Room</i>								
<i>Explanation : 30 Amp For Fire Alarm</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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2033	**	1	\$54,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$5,200	B
Fuel Storage								
Day Tank	100%			2032	**	5	\$26,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2029	**	10	\$111,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps</i>								
HID	4%	Now	\$2,100	2034	**			B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
HID	11%			2029	**	10	\$500	B
Egress Lighting								
Emergency, Service	40%			2029	**	1		B
Emergency, Battery	10%			2024	\$5,400	10	\$3,400	B
Exit, Service	50%			2029	**	1		B
Exterior Lighting								
HID	100%			2024	\$5,300	10	\$400	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2029	**	1	\$21,100	B
<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>								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2029	**	1-3	\$21,800	B

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$141,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$24,000	2034	**	4	\$7,000	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Between 2nd And 3rd Floors</i>							
Terminal Devices								
Air Handler	50%			2024	\$399,800	1	\$44,100	B
Convactor/Radiator	50%			2029	**	1	\$23,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$30,500	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$79,500	B
Exhaust Fans								
Interior	50%			2019	\$2,900	2	\$2,200	B
Roof	50%			2029	**	2	\$2,200	B
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2034	**	1		B
Galv Iron/Steel	25%	Now	\$11,100	2022	\$110,700	1		B
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Water Heater								
Gas Fired	100%			2023	\$34,500	2	\$2,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%	Now	\$7,000	2019	\$7,000	4	\$1,600	B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Sewage Ejector(s)								
Electric	100%			2024	\$11,500	4	\$2,500	B

Note : 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
FRANKLIN WOMENS SHELTER
Asset # : 1940

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Backflow Preventer								
No Component	50%							D
Generic	50%			2029	* *	1	\$4,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serves Fire Suppression Only</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st : 3rd Floor</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$71,900	B
Sprinkler								
Generic	100%			2050	* *	1-2	\$39,900	B
Fire Pump								
Generic	100%			2037	* *	1	\$26,600	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$5,400	1-3	\$11,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Fire Extinguishers</i>							

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$169,800	\$37,300
Interior Architecture	\$105,200	
Electrical		\$123,900
Mechanical		\$62,200
Total	\$275,000	\$223,500
Priority A	\$169,800	\$37,300
Priority B	\$55,900	\$186,100
Priority C	\$49,300	
Total	\$275,000	\$223,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$117,800			
Interior Architecture	\$26,300		\$29,900	\$6,600
Electrical	\$700	\$400	\$700	\$400
Mechanical	\$36,600	\$3,100	\$9,400	\$2,400
Total	\$181,500	\$3,500	\$40,000	\$9,500
Priority A	\$117,800			
Priority B	\$50,900	\$3,500	\$13,300	\$2,800
Priority C	\$12,800		\$26,700	\$6,600
Total	\$181,500	\$3,500	\$40,000	\$9,500



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	**	10	\$14,900	A
Cast Stone/Terra Cotta	3%			LIFE	**	5	\$21,400	A
Masonry: Brick	40%			LIFE	**	5	\$36,400	A
Masonry: Brick	35%			LIFE	**	5	\$31,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	7%	Now	\$9,100	LIFE	**	5	\$3,200	A
<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	\$23,600	LIFE	**	5	\$1,700	A
<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	A
Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$3,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills At Lower Windows</i>								
Windows								
Aluminum	90%	Now	\$100,500	2047	**	5	\$6,300	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%	Now	\$69,300	2050	**	5	\$4,400	A
<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	**	5-10	\$16,800	A
Masonry: Brick	30%	Now	\$4,000	LIFE	**	5	\$1,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Parapet</i>								
Metal Cornice	15%	Now	\$3,600	2040	**			A
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$3,100	A

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	A
Modified Bitumen	5%	Now	\$400	2033	**			A
<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	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$9,300	C
Ceramic Tile	15%			2034	**	5	\$6,400	C
Vinyl Tile	15%			2030	**	3	\$2,400	C
Wood	65%			2053	**	5	\$51,900	C
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$6,900	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,800	C
Gypsum Board	65%			LIFE	**	5-10	\$76,200	C
Masonry: Brick	5%			LIFE	**	10	\$1,000	C
Plaster	15%			LIFE	**	5-10	\$8,800	C
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$6,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room In Basement</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$4,300	B
Gypsum Board	60%			LIFE	**	5-10	\$87,800	B
Plaster	20%			LIFE	**	5-10	\$14,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	B
<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	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Fused Disc Sw	2%			2033	**	5		B
Molded Case Bkrs	98%			2033	**	5	\$700	B
Wiring								
Thermoplastic	100%			2035	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	30%			2025	\$17,200	10	\$7,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Corridors, 1st Floor</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	70%			2025	\$40,100	2	\$400	B
Egress Lighting								
Emergency, Battery	50%			2025	\$4,900	10	\$3,400	B
Exit, Service	50%			2025	\$2,000	1		B
Exterior Lighting								
HID	100%			2025	\$1,000	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$24,500	1	\$3,200	B
		<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%							D
Generic, Digital	30%			2025	\$83,800			B
		<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 Code
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		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$30,300	2038	**	1	\$12,700	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$2,100	B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$9,200	B
Air Conditioning								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%	Now	\$1,700	2026	* *	2	\$100	B
<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		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$7,500	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2025	\$6,400	2	\$300	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B
HW Heat Exchanger								
HTHW/HW	100%			2025	\$62,200			B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2018	\$6,300	4	\$2,500	B
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2035	* *	1-2	\$400	B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$306,900	
Interior Architecture	\$106,200	\$38,600
Mechanical		\$113,800
Total	\$413,100	\$152,400
Priority A	\$306,900	
Priority B	\$62,700	\$152,400
Priority C	\$43,500	
Total	\$413,100	\$152,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$87,200		\$2,500	
Interior Architecture	\$28,700		\$11,300	\$2,200
Electrical	\$2,400	\$1,400	\$3,900	\$1,400
Mechanical	\$26,400	\$8,200	\$9,800	\$12,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$148,600	\$13,600	\$31,500	\$20,200
Priority A	\$87,200		\$2,500	
Priority B	\$39,300	\$13,600	\$23,200	\$18,000
Priority C	\$22,000		\$5,800	\$2,200
Total	\$148,600	\$13,600	\$31,500	\$20,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$86,800	LIFE	**	5	\$10,100	A
<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>Resting 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	\$20,200	A
<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	\$20,200	A
Masonry: Granite	5%	Now	\$22,700	LIFE	**	5	\$1,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade At Building Base</i>								
Masonry: Limestone	5%	Now	\$46,500	LIFE	**	5	\$1,500	A
<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	\$58,700	LIFE	**	5	\$2,100	A
<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	\$7,900	A
Stucco Cement	5%			2038	**	5	\$5,100	A
Windows								
Aluminum	100%	Now	\$21,600	2041	**	5	\$1,400	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$20,700	A
<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	A
<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	\$78,600	2035	**			A
<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	\$36,300	2045	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,300	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
Ceramic Tile	10%			2034	**	5	\$4,400	C
Quarry Tile	5%			2038	**	5	\$3,300	C
Vinyl Tile	75%			2030	**	3	\$12,400	C
<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	**	10	\$6,600	C
Gypsum Board	75%			LIFE	**	5-10	\$67,200	C
Plaster	20%			LIFE	**	5-10	\$9,000	C
<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 Code
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	B
<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	**	5-10	\$2,800	B
Gypsum Board	65%			LIFE	**	5-10	\$98,600	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor North Side</i>								
Gypsum Board	5%	Now	\$4,200	LIFE	**	5	\$2,800	B
<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 Code
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	B
<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	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$800	B
Wiring								
Thermoplastic	100%			2035	**	1		B
Motor Controllers								
Locally Mounted	100%			2023		5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Generators								
Diesel	100%			2028	**	1	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 150 Kw</i>								
Batteries								
Lead/Acid	100%			2018		5	\$1,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2033	**	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Gallons Capacity</i>								
Main Tank	50%			2040	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2030	**	10	\$25,700	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2030	**	10	\$1,400	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Egress Lighting								
Emergency, Service	50%			2030	**	1		B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	100%			2030	**	10	\$100	B
Alarm								
Security System								
No Component	80%							D
Generic	20%			2020	\$17,200	1	\$2,200	B
<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	**			B
<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		Priority Code
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		B
Conversion Equipment								
Hot Water Boiler	100%			2030	**	1	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</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
GEORGE DALY HOUSE
Asset # : 14741

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2033	* *	4	\$1,500	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	90%			2030	* *	1	\$8,600	B
Fan Coil Unit/Heat	10%			2025	\$41,800	1	\$1,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2023	\$72,000	2	\$400	B
Window/Wall Unit	15%			2020	\$8,600	1		B
No Component	65%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,000	B
Exhaust Fans								
Interior	75%			2025	\$23,200	2	\$700	B
Roof	25%			2025	\$5,600	2	\$200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$1,300	2020	\$6,500	2	\$300	B
<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2020	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$2,700	1	\$1,800	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<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	B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Fire Pump									
	Generic	100%			2021	\$20,700	1	\$5,500	B
Chemical System									
	Generic	100%			2020	\$24,800	1-3	\$55,000	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 16-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$35,800
Interior Architecture	\$36,800	
Electrical	\$123,900	\$335,600
Mechanical	\$187,800	\$542,700
Total	\$348,500	\$914,100
Priority A		\$35,800
Priority B	\$311,700	\$878,300
Priority C	\$36,800	
Total	\$348,500	\$914,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$47,000			
Interior Architecture	\$30,500		\$1,100	\$5,700
Electrical	\$9,900	\$800	\$800	\$1,000
Mechanical	\$37,600	\$8,500	\$39,100	\$9,200
Total	\$125,100	\$9,400	\$41,000	\$15,900
Priority A	\$47,000			
Priority B	\$69,000	\$9,400	\$39,900	\$10,100
Priority C	\$9,100		\$1,100	\$5,700
Total	\$125,100	\$9,400	\$41,000	\$15,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$20,600	A
Masonry: Brick	87%			LIFE	**	5	\$35,800	A
Masonry: Limestone	3%			LIFE	**	5	\$900	A
Windows								
Aluminum	100%	0-2	\$33,500	2039	**	5	\$8,400	A
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,400	A
Masonry: Limestone	5%			LIFE	**	5	\$200	A
Metal Rail	45%			2036	**	5-10	\$22,300	A
Roof								
Copper/Terne	5%			2051	**	10	\$3,800	A
Modified Bitumen	95%			2031	**	10	\$29,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,400	2032	**	5	\$900	C
<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	\$9,500	C
Vinyl Tile	75%	0-2	\$36,800	2028	**	3	\$17,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2038	**	5	\$2,300	C
Interior Walls								
Ceramic Tile	4%	Now	\$5,700	2032	**	5	\$1,100	C
<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	\$15,300	C
Gypsum Board	26%			LIFE	**	5	\$8,500	C
Ceilings								
AcousTile,Adhered	20%	Now	\$21,500	2028	**	5	\$6,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5	\$7,600	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$5,400	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) Main Service Switches Rated @ 600 Amperes Each</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$75,700	2053	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Raceway								
Conduit	100%			2023	\$13,000	1		B
<hr/>								
Panelboards								
Fused Toggle Switch	60%	2-4	\$48,200	2048	**	5	\$300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Molded Case Bkrs	20%			2022	\$16,100	5	\$200	B
Molded Case Bkrs	20%			2031	**	5	\$200	B
<hr/>								
Wiring								
Braided Cloth	80%	0-2	\$8,700	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2033	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2021	\$12,900	5	\$300	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2023	\$299,000	10	\$36,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps And Compact Fluorescent</i>								
<hr/>								
HID	2%			2023	\$2,800	10		B
<hr/>								
Egress Lighting								
Emergency, Service	50%			2023	\$2,800	1		B
Exit, Service	50%			2023	\$2,800	1		B
<hr/>								
Exterior Lighting								
HID	100%			2023	\$14,900	10	\$100	B
<hr/>								
Alarm								

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component	70%							D
Generic	30%			2031	**	1-3	\$8,200	B

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

Heating

Energy Source

Fuel Oil No 2	100%	Now	\$9,500	2033	**	5	\$6,300	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Oil Tank</i>								

Conversion Equipment

Steam Boiler	100%	2-4	\$187,800	2043	**	1	\$36,300	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Distribution

Steam Piping/Pump	100%	Now	\$5,400	2023	\$269,400	4	\$2,000	B
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Steam Shut Off Valve</i>								

Terminal Devices

Air Handler	25%			2028	**	1	\$6,300	B
Convactor/Radiator	75%			2021	\$273,300	1	\$9,900	B

Air Conditioning

Energy Source

Electricity	100%			2039	**	1		B
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Conversion Equipment

Ext Pkg Unit - Cooling	5%			2028	**	2	\$100	B
Window/Wall Unit	25%			2016	\$19,800	1		B
No Component	70%							D

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,700	B
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Exhaust Fans

Interior	25%			2023	\$10,700	2	\$300	B
Roof	75%			2018	\$23,000	2	\$900	B

Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2028	**	1		B
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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
HARLEM ONE MENS RESIDENCE
Asset # : 1958

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater								
Oil Fired	50%			2018	\$6,000	1	\$600	B
No Component	50%							D
HW Heat Exchanger								
Low Temp	50%			2033	* *	4	\$3,000	B
No Component	50%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,500	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,500	4	\$1,600	B
Backflow Preventer								
Generic	100%			2023	\$3,700	1	\$2,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$11,400	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$774,500	\$368,600
Interior Architecture		\$1,296,100
Electrical	\$993,900	
Mechanical		\$140,300
Total	\$1,768,300	\$1,805,000
Priority A	\$774,500	\$368,600
Priority B	\$993,900	\$220,000
Priority C		\$1,216,400
Total	\$1,768,300	\$1,805,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$17,000		\$9,000
Interior Architecture		\$21,600	\$27,100	
Electrical	\$5,600	\$6,900	\$4,600	\$34,900
Mechanical	\$54,800	\$12,900	\$25,200	\$39,700
Total	\$60,400	\$58,400	\$57,000	\$83,600
Priority A		\$17,000		\$9,000
Priority B	\$60,400	\$37,900	\$29,900	\$74,600
Priority C		\$3,400	\$27,100	
Total	\$60,400	\$58,400	\$57,000	\$83,600



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.

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DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$19,600	A
Stucco Cement	80%	Now	\$344,200	2029	**	5	\$156,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Wings</i>								
<i>Explanation : This Component Is Actually Eifs Cladding.</i>								
Windows								
Aluminum	80%	Now	\$334,100	2049	**	5	\$4,200	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2040	**	5	\$2,100	A
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	A
Metal Rail	5%			2029	**	5-10	\$14,900	A
Stucco Cement	80%			2037	**	5	\$34,000	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually E I F S Cladding System</i>								
Roof								
Modified Bitumen	65%	Now	\$96,100	2029	**			A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over East And West Wings</i>								
Modified Bitumen	20%			2024		10	\$26,800	A
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Public Areas</i>								
Single Ply Membrane	15%			2024		10	\$20,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Explanation : Ballast/gravel Has Been Displaced. Sections Of This Roof Have Been Partially Repaired With Modified Membrane Roofing.</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,900	C
Ceramic Tile	5%			2033	**	5	\$9,100	C
Vinyl Tile	75%			2024		3	\$51,200	C
Vinyl Tile	15%			2029	**	3	\$10,300	C
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$10,900	C
Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	C
Glass: Single Pane	2%			LIFE	**	5	\$3,300	C
Gypsum Board	88%			LIFE	**	5	\$115,000	C

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

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

Interior

Ceilings

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%			2034	**	1		B
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Panelboards

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

Wiring

Thermoplastic	100%			2034	**	1		B
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Motor Controllers

Locally Mounted	100%			2022		5	\$800	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	70%			2019	\$171,500	10	\$78,200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Incandescent	30%			2019	\$73,500	2	\$800	B
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Egress Lighting

Emergency, Service	50%			2019	\$8,400	1		B
Exit, Battery	50%			2019	\$42,000	10	\$4,100	B

Exterior Lighting

HID	50%			2019	\$2,100	10	\$200	B
Incandescent	50%			2019	\$12,400	2	\$100	B

Alarm

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

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

Alarm

Security System

No Component

60%

Generic

40%

2019

\$142,100

1

\$18,500

D

B

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

Fire/Smoke Detection

No Component

60%

Generic

40%

2019

\$486,600

1-3

\$31,500

D

B

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

B

Conversion Equipment

Hot Water Boiler

100%

2029

* *

1

\$60,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : 2 Boiler Rooms**Explanation : 2 Boiler Rooms, Each Has A Hydrotherm Unit With 4 Burners. Each Unit Is 842,000 Btu/hr*

Distribution

Hot Wtr Piping/Pump

100%

2032

* *

4

\$9,000

B

Terminal Devices

Convactor/Radiator

100%

2029

* *

1

\$39,300

B

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

B

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10%

2028

* *

2

\$700

B

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

Ext Pkg Unit -

Heating/Cooling

10%

2024

\$76,100

2

\$700

B

No Component

80%

D

Terminal Devices

Fan Coil - Cooling

5%

Now

\$8,900

2034

* *

1

\$1,800

B

*Damaged, Extent : Moderate, Area Affected : 5%**Location : Floating Hospital, Board Of Education Office & Staff Lounge, Multiple Mechanical And Electrical Defects*

No Component

95%

D

Ventilation

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$67,900	B
Exhaust Fans								
Roof	30%	Now	\$27,500	2034	**	2	\$900	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof, Multiple Mechanical And Electrical Defects</i>								
Roof	70%			2024	\$64,200	2	\$2,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Water Heater								
Gas Fired	100%			2019	\$26,800	2	\$1,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
No Component	90%							D
Generic	10%			2024	\$1,100	1	\$800	B
<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%							B
Fire Suppression								
Sprinkler								
Generic	100%			2034	**	1-2	\$34,100	B
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Residence</i>								
<i>Explanation : Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit</i>								

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Mechanical		\$48,600
Total		\$48,600
Priority B		\$48,600
Total		\$48,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,600			
Interior Architecture	\$19,900		\$4,800	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,800	\$900	\$1,800	\$900
Total	\$66,500	\$1,000	\$6,800	\$2,300
Priority A	\$41,600			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$13,200		\$2,200	\$1,100
Total	\$66,500	\$1,000	\$6,800	\$2,300



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 #1
Asset # : 14721

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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		A
Masonry: Brick	95%			LIFE	**	5	\$23,100	A
Windows								
Aluminum	100%			2041	**	5	\$2,000	A
Roof								
Skylight, Plastic	5%	Now	\$29,000	2030	**	1		A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							D
Interior								
Floors								
Ceramic Tile	5%			2034	**	5	\$900	C
Vinyl Tile	95%			2030	**	3	\$6,600	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,400	C
Ceramic Tile	5%			2034	**	5	\$1,400	C
Concrete Masonry Unit	90%			LIFE	**	5	\$19,600	C
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	B
Embossed Metal	60%			LIFE	**	5	\$9,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
<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		B
Conduit	95%			2025	\$2,500	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$300	5		B
Molded Case Bkrs	95%			2024	\$5,400	5	\$300	B
Wiring								
Thermoplastic	90%			2025	\$3,700	1		B
Thermoplastic	10%			2035	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
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	\$3,800	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$500	2		B
Egress Lighting								
Emergency, Service	60%			2030	**	1		B
Exit, Service	40%			2025	\$700	1		B
Exterior Lighting								
HID	100%			2020	\$400	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$1,400	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2045	**	1		B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$48,600	2	\$700	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	B
Exhaust Fans								
Interior	80%			2020	\$10,300	2	\$300	B
Roof	20%			2025	\$1,900	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$34,900	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Note : 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 #1
Asset # : 14721

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,500	B

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

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

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

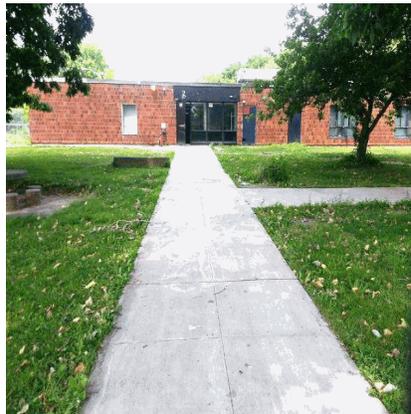
Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$38,400	\$38,400
Mechanical		\$48,600
Total	\$38,400	\$87,000
Priority B		\$48,600
Priority C	\$38,400	\$38,400
Total	\$38,400	\$87,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,600			
Interior Architecture	\$17,000		\$2,600	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$63,600	\$1,000	\$4,600	\$2,300
Priority A	\$41,600			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$10,400			\$1,100
Total	\$63,600	\$1,000	\$4,600	\$2,300



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 #2
Asset # : 14722

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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		A
Masonry: Brick	95%			LIFE	**	5	\$23,100	A
Windows								
Aluminum	100%			2041	**	5	\$2,000	A
Roof								
Skylight, Plastic	5%	Now	\$29,000	2030	**	1		A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							D
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$76,800	C
Ceramic Tile	5%			2034	**	5	\$900	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$1,400	C
Concrete Masonry Unit	95%			LIFE	**	5	\$20,700	C
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	B
Embossed Metal	60%			LIFE	**	5	\$9,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
<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	\$2,500	1		B
Conduit	5%			2035	**	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$300	5		B
Molded Case Bkrs	95%			2024	\$5,400	5	\$300	B
Wiring								
Thermoplastic	90%			2025	\$3,700	1		B
Thermoplastic	10%			2045	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
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	\$3,800	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$500	2		B
Egress Lighting								
Emergency, Service	60%			2030	**	1		B
Exit, Service	40%			2025	\$700	1		B
Exterior Lighting								
HID	100%			2020	\$400	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$1,400	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2045	**	1		B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$48,600	2	\$700	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	B
Exhaust Fans								
Interior	80%			2020	\$10,300	2	\$300	B
Roof	20%			2020	\$1,900	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$34,900	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
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		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,500	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$87,100	
Mechanical		\$48,600
Total	\$87,100	\$48,600
Priority A	\$87,100	
Priority B		\$48,600
Total	\$87,100	\$48,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$12,500			
Interior Architecture	\$21,900		\$4,700	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$39,500	\$1,000	\$6,700	\$2,300
Priority A	\$12,500			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$15,200		\$2,100	\$1,100
Total	\$39,500	\$1,000	\$6,700	\$2,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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		A
Masonry: Brick	95%			LIFE	**	5	\$23,100	A
Windows								
Aluminum	100%			2041	**	5	\$2,000	A
Roof								
Skylight, Plastic	10%	Now	\$87,100	2030	**	1		A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	90%							D
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,000	C
Ceramic Tile	5%			2034	**	5	\$900	C
Vinyl Tile	90%			2030	**	3	\$6,200	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,400	C
Ceramic Tile	5%			2034	**	5	\$1,400	C
Concrete Masonry Unit	90%			LIFE	**	5	\$19,600	C
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	B
Embossed Metal	60%			LIFE	**	5	\$9,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
<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	\$2,500	1		B
Conduit	5%			2035	**	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$300	5		B
Molded Case Bkrs	95%			2024	\$5,400	5	\$300	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	90%			2025	\$3,700	1		B
Thermoplastic	10%			2035	* *	1		B
Motor Controllers								
Locally Mounted	100%			2023	\$3,800	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2020	\$500	2		B
Egress Lighting								
Emergency, Service	60%			2030	* *	1		B
Exit, Service	40%			2025	\$700	1		B
Exterior Lighting								
HID	100%			2020	\$400	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$1,400	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2045	* *	1		B
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$48,600	2	\$700	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,900	B
Exhaust Fans								
Interior	80%			2020	\$10,300	2	\$300	B
Roof	20%			2020	\$1,900	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$34,900	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority Code
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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,500	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$38,400	\$38,400
Mechanical		\$48,600
Total	\$38,400	\$87,000
Priority B		\$48,600
Priority C	\$38,400	\$38,400
Total	\$38,400	\$87,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$27,100			
Interior Architecture	\$19,900		\$2,600	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$52,000	\$1,000	\$4,600	\$2,300
Priority A	\$27,100			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$13,200			\$1,100
Total	\$52,000	\$1,000	\$4,600	\$2,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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		A
Masonry: Brick	95%			LIFE	**	5	\$23,100	A
Windows								
Aluminum	100%			2041	**	5	\$2,000	A
Roof								
Skylight, Plastic	5%	Now	\$14,500	2030	**	1		A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							D
Interior								
Floors								
Cast in Place Concrete	95%			LIFE	**	5	\$76,800	C
Ceramic Tile	5%			2034	**	5	\$900	C
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,400	C
Ceramic Tile	5%			2034	**	5	\$1,400	C
Concrete Masonry Unit	90%			LIFE	**	5	\$19,600	C
Ceilings								
AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	B
Embossed Metal	60%			LIFE	**	5	\$9,500	B
Exposed Concrete	10%			LIFE	**	5-10	\$2,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
<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		B
Conduit	95%			2025	\$2,500	1		B
Panelboards								
Fused Disc Sw	5%			2024	\$300	5		B
Molded Case Bkrs	95%			2024	\$5,400	5	\$300	B
Wiring								
Thermoplastic	90%			2025	\$3,700	1		B
Thermoplastic	10%			2035	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
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	\$3,800	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$11,100	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2020	\$500	2		B
Egress Lighting								
Emergency, Service	60%			2030	**	1		B
Exit, Service	40%			2025	\$700	1		B
Exterior Lighting								
HID	100%			2020	\$400	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$1,400	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2045	**	1		B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$4,000	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$48,600	2	\$700	B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,900	B
Exhaust Fans								
Interior	80%			2020	\$10,300	2	\$300	B
Roof	20%			2020	\$1,900	2	\$100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$34,900	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$3,500	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$160,200	\$281,900
Interior Architecture	\$194,300	\$47,200
Electrical		\$68,500
Mechanical		\$989,800
Total	\$354,500	\$1,387,400
Priority A	\$160,200	\$281,900
Priority B	\$147,100	\$1,058,400
Priority C	\$47,200	\$47,200
Total	\$354,500	\$1,387,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$57,300			
Interior Architecture	\$84,800			\$10,800
Electrical	\$39,200	\$5,500	\$9,700	\$6,400
Mechanical	\$34,600	\$8,900	\$12,500	\$13,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$219,800	\$18,300	\$26,100	\$34,500
Priority A	\$57,300			
Priority B	\$77,700	\$18,300	\$26,100	\$23,600
Priority C	\$84,800			\$10,800
Total	\$219,800	\$18,300	\$26,100	\$34,500



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
HELP SEC - MAIN BLDG.
Asset # : 14720

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$39,100	A
<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	\$58,700	A
Pre-Cast Concrete	40%			LIFE	**	5	\$203,300	A
Windows								
Aluminum	95%			2041	**	5	\$16,800	A
Metal Louvers	5%			2034	**	10	\$5,500	A
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$117,100	A
Roof								
Single Ply Membrane	100%			2030	**	10	\$121,600	A
Interior								
Floors								
Cast in Place Concrete	8%	0-2	\$4,000	LIFE	**	5	\$17,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	7%	0-2	\$13,100	2034	**	5	\$3,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%	0-2	\$34,900	2030	**	3	\$32,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$32,800	C
Concrete Masonry Unit	90%			LIFE	**	5	\$94,300	C
Ceilings								
AcousTileSusp.Lay-In	30%	0-2	\$69,800	2030	**	5	\$15,200	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	70%			LIFE	**	5-10	\$88,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 1200 Amps Main Disconnect Switch</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
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	\$14,200	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 100 Kva & 1- 75 Kva 480hv-208/120lv</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$30,300	5	\$300	B
Raceway								
Conduit	95%			2025	\$6,300	1		B
Conduit	5%			2035	* *	1		B
Panelboards								
Fused Disc Sw	10%			2024	\$2,300	5	\$200	B
Molded Case Bkrs	90%			2024	\$20,600	5	\$1,600	B
Wiring								
Thermoplastic	90%			2025	\$9,200	1		B
Thermoplastic	10%			2035	* *	1		B
Motor Controllers								
Locally Mounted	100%			2023	\$13,400	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2030	* *	1	\$21,000	B
Generators								
Diesel	100%			2028	* *	1	\$26,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 40 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$2,500	B
Fuel Storage								
Day Tank	50%			2033	* *	5	\$6,300	B
Main Tank	50%			2040	* *	5	\$1,000	B
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2020	\$68,500	10	\$31,200	B
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2035	**	10	\$6,200	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2030	**	10	\$6,200	B
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway & Cafeteria</i>						
Fluorescent	30%			2030	**	10	\$18,700	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	50%			2020	\$4,700	1		B
Emergency, Service	10%			2030	**	1		B
Exit, Service	35%			2030	**	1		B
Exit, Service	5%			2025	\$500	1		B
Exterior Lighting								
HID	100%			2020	\$2,300	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$7,600	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2045	**	1		B
Terminal Devices								
Convactor/Radiator	95%			2023	\$579,100	1	\$20,900	B
Fan Coil Unit/Heat	5%			2020	\$48,300	1	\$1,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Split Unit	20%			2025	\$59,600			B
Window/Wall Unit	40%			2020	\$53,100	1		B
		<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%							D

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,100	B
Exhaust Fans								
Interior	80%			2025	\$57,100	2	\$1,700	B
Roof	20%			2025	\$10,300	2	\$400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$192,700	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2020	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<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	B
Chemical System								
Generic	100%			2020	\$24,800	1-3	\$55,000	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,200			
Electrical				
Total	\$6,200			
Priority A	\$6,200			
Priority B				
Total	\$6,200			



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$12,400	A
Windows								
Aluminum	100%			2041	* *	5		A
Roof								
Not Accessible	100%							D
Interior								
Floors								
Not Accessible	100%							D
Interior Walls								
Not Accessible	100%							D
Ceilings								
Not Accessible	100%							D
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%							D
Transformers								
Not Accessible	100%							D
Switchgear / Switchboard								
Not Accessible	100%							D
Raceway								
Not Accessible	100%							D
Panelboards								
Not Accessible	100%							D
Wiring								
Not Accessible	100%							D
Motor Controllers								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Not Accessible	100%							D
Egress Lighting								
Not Accessible	100%							D
Exterior Lighting								
HID	100%			2020	\$100	10		B
Alarm								
Security System								
Not Accessible	100%							D
Fire/Smoke Detection								
Not Accessible	100%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Not Accessible	100%						D
Conversion Equipment							
Not Accessible	100%						D
Distribution							
Not Accessible	100%						D
Terminal Devices							
Not Accessible	100%						D
Air Conditioning							
Energy Source							
Not Accessible	100%						D
Conversion Equipment							
Not Accessible	100%						D
Distribution							
Not Accessible	100%						D
Terminal Devices							
Not Accessible	100%						D
Heat Rejection							
Not Accessible	100%						D
Dehumidifier							
Not Accessible	100%						D
Ventilation							
Distribution							
Not Accessible	100%						D
Exhaust Fans							
Not Accessible	100%						D
Plumbing							
H/C Water Piping							
Not Accessible	100%						D
Water Heater							
Not Accessible	100%						D
HW Heat Exchanger							
Not Accessible	100%						D
Sanitary Piping							
Not Accessible	100%						D
Storm Drain Piping							
Not Accessible	100%						D
Sump Pump(s)							
Not Accessible	100%						D
Pool Filter/Treatment							
Not Accessible	100%						D
Sewage Ejector(s)							
Not Accessible	100%						D
Backflow Preventer							
Not Accessible	100%						D
Fixtures							
Not Accessible	100%						D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport							
Elevators							
Not Accessible	100%						D
Escalators							
Not Accessible	100%						D
Fire Suppression							
Standpipe							
Not Accessible	100%						D
Sprinkler							
Not Accessible	100%						D
Fire Pump							
Not Accessible	100%						D
Chemical System							
Not Accessible	100%						D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$121,600	\$85,000
Interior Architecture	\$148,600	\$53,400
Electrical	\$100,800	\$947,700
Mechanical	\$100,100	\$281,200
Total	\$471,100	\$1,367,300
Priority A	\$121,600	\$85,000
Priority B	\$291,400	\$1,282,300
Priority C	\$58,200	
Total	\$471,100	\$1,367,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$49,000		\$29,900	\$16,200
Interior Architecture	\$21,400	\$2,700		\$12,200
Electrical	\$20,200	\$14,500	\$14,300	\$12,400
Mechanical	\$40,200	\$19,000	\$21,900	\$17,000
Total	\$130,700	\$36,200	\$66,100	\$57,800
Priority A	\$49,000		\$29,900	\$16,200
Priority B	\$66,500	\$33,500	\$36,200	\$29,400
Priority C	\$15,300	\$2,700		\$12,200
Total	\$130,700	\$36,200	\$66,100	\$57,800



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

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

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

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

Asset # : 1973

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$121,600	LIFE	**	5	\$85,000	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	A
Windows								
Aluminum	90%			2039	**	5	\$32,400	A
Metal Louvers	10%	Now	\$20,400	2032	**			A
<i>Broken/Missing Elements, Extent : Moderate, 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	\$3,400	A
Masonry: Brick	75%	4+	\$18,100	LIFE	**	5	\$3,300	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face Along William Street</i>								
Metal Panel	5%			2043	**	5	\$900	A
Metal: Cage/Fence	5%	Now	\$800	2028	**	5	\$700	A
<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	\$1,400	A
Roof								
Asphalt Macadam	10%	Now	\$1,600	2023	\$15,900	5	\$1,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area In Boiler Room</i>								
Modified Bitumen	30%	Now	\$8,100	2028	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Recreation Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Recreation Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Recreation Room</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Modified Bitumen	60%			2028	**	10	\$29,500	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof, 2011</i>								

Interior

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

Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$26,700	C
Ceramic Tile	5%			2036	**	5	\$6,100	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Marble Panels	5%			LIFE	**	5	\$4,600	C
Vinyl Tile	80%			2028	**	3	\$48,800	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$5,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,400	C
Gypsum Board	10%			LIFE	**	5	\$6,600	C
Masonry: Brick	5%			LIFE	**			C
Plaster	70%	Now	\$58,200	LIFE	**	5	\$23,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase D, Recreation Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$12,200	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%	Now	\$37,200	LIFE	**	5	\$1,900	B
<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	\$15,300	B
Plaster	70%	0-2	\$53,200	LIFE	**	5	\$53,400	B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

Asset # : 1973

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2023	\$800	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2033	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2043	**	5	\$100	B
Fused Disc Sw	50%			2023	\$15,100	5	\$200	B
Molded Case Bkrs	25%			2043	**	5	\$600	B
Raceway								
Conduit	25%			2043	**	1		B
Conduit	70%			2023	\$4,600	1		B
Conduit	5%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Fused Toggle Switch	10%	2-4	\$2,300	2048	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	30%			2031	**	5	\$700	B
Molded Case Bkrs	45%			2022	\$10,300	5	\$1,000	B
Molded Case Bkrs	5%			2045	**	5	\$100	B
Wiring								
Braided Cloth	25%	2-4	\$2,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	5%			2049	**	1		B
Thermoplastic	20%			2023	\$2,100	1		B
Motor Controllers								
Locally Mounted	70%			2021	\$64,300	5	\$400	B
Locally Mounted	30%			2028	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$26,500	B
Generators								
Diesel	100%			2026	**	1	\$33,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kva</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
HELP WOMEN'S CENTER / (FORMER P.S. 63 - BK)**

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$3,200	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	7%			2028	* *	10	\$5,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	40%			2018	\$65,700	10	\$29,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2031	* *	10	\$37,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$800	10	\$100	B
Egress Lighting								
Emergency, Service	30%			2031	* *	1		B
Emergency, Battery	20%			2023	\$5,600	10	\$3,900	B
Exit, Service	30%			2023	\$3,400	1		B
Exit, Service	20%			2031	* *	1		B
Exterior Lighting								
HID	100%			2023	\$2,900	10	\$300	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2028	* *	1	\$16,100	B
Fire/Smoke Detection								
Generic	100%			2023	\$845,900	1-3	\$53,100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B

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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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$80,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$6,000	B
Terminal Devices								
Air Handler	45%			2023	\$187,600	1	\$22,700	B
Convactor/Radiator	50%	Now	\$36,500	2028	**	1	\$11,900	B
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Thermostats</i>								
Fan Coil Unit/Heat	5%			2023	\$57,900	1	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$35,700	2	\$500	B
Window/Wall Unit	40%			2018	\$63,600	1		B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : Third Floor Units Maintained By Others</i>								
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,500	B
Exhaust Fans								
Interior	100%	Now	\$25,600	2028	**	2	\$2,000	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor, 4th Floor</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%			2043	**	1		B
Water Heater								
Gas Fired	100%			2021	\$18,000	2	\$1,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>								
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 WOMEN'S CENTER / (FORMER P.S. 63 - BK)

Asset # : 1973

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Backflow Preventer							
No Component	50%						D
Generic	50%			2028	* *	1	\$2,500 B
Fixtures							
Generic	100%						B
Fire Suppression							
Sprinkler							
Generic	100%			2043	* *	1-2	\$22,800 B
Fire Pump							
Generic	100%			2032	* *	1	\$15,200 B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : JACKSON FAMILY RESIDENCE
Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$557,000	\$163,000
Interior Architecture	\$115,700	\$129,100
Electrical	\$55,000	
Mechanical		\$190,400
Total	\$727,600	\$482,400
Priority A	\$557,000	\$163,000
Priority B	\$55,000	\$274,500
Priority C	\$115,700	\$45,000
Total	\$727,600	\$482,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$28,800			\$1,600
Interior Architecture	\$33,000	\$2,200		\$9,000
Electrical	\$3,800	\$3,600	\$2,800	\$3,300
Mechanical	\$18,900	\$6,700	\$14,000	\$30,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,400	\$16,600	\$20,700	\$47,900
Priority A	\$28,800			\$1,600
Priority B	\$26,600	\$14,300	\$20,700	\$37,300
Priority C	\$33,000	\$2,200		\$9,000
Total	\$88,400	\$16,600	\$20,700	\$47,900



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
JACKSON FAMILY RESIDENCE
Asset # : 52

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$1,000	A
Masonry: Brick	98%	0-2	\$432,400	LIFE	**	5	\$75,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$82,200	2040	**	5	\$2,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	20%			LIFE	**	5	\$1,600	A
Metal Panel	10%			2034	**	5	\$3,100	A
Metal Rail	50%			2041	**	5-10	\$73,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
<hr/>								
No Component	20%							D
<hr/>								
Roof								
Metal Panel	35%			2037	**	10	\$42,300	A
Modified Bitumen	65%			2034	**	10	\$42,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof, 2012</i>								
<hr/>								
Interior								
Floors								
Carpet	5%			2020	\$54,300	3	\$6,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$9,800	C
Ceramic Tile	10%	Now	\$33,000	2033	**	5	\$4,500	C
<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>								
<hr/>								
Vinyl Tile	80%	0-2	\$115,700	2029	**	3	\$26,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance/exits</i>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,700	C
Glass: Single Pane	2%			LIFE	**	5	\$1,600	C
Gypsum Board	70%			LIFE	**	5	\$45,000	C
Masonry: Brick	3%			LIFE	**			C

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

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

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

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

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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

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

Alarm

Fire/Smoke Detection

No Component	50%			2029	**	1-3	\$18,800	D
Generic	50%							B

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

Heating

Energy Source

Natural Gas	100%			2044	**	1		B
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Conversion Equipment

Hot Water Boiler	100%			2037	**	1	\$29,600	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained

Distribution

Hot Wtr Piping/Pump	100%			2032	**	4	\$4,400	B
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Terminal Devices

Air Handler	20%			2024	\$61,300	1	\$7,400	B
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Convactor/Radiator	80%			2029	**	1	\$15,500	B
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Air Conditioning

Energy Source

Electricity	100%			2040	**	1		B
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Conversion Equipment

Ext Pkg Unit - Cooling	20%			2024	\$52,400	2	\$700	B
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Split Unit	15%	0-2	\$3,900	2024	\$39,300			B
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Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Children Day Care Center, 4 Of 4 Defective Fan Coils

Window/Wall Unit	20%			2019	\$23,400	1		B
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No Component	45%							D
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Heat Rejection

Remote Air Cond	20%			2024	\$37,300	2	\$8,400	B
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No Component	80%							D
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Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,400	B
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Exhaust Fans

Roof	100%			2029	**	2	\$1,800	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : Equipment Appears To Be Well Maintained

Plumbing

H/C Water Piping

Brass/Copper	100%	Now	\$3,400	2044	**	1		B
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Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%

Location : Basement, Defective Controls On Booster Pumping System

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2034	* *	1-2	\$16,800	B
		<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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 21-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$55,700	\$39,700
Interior Architecture		\$211,700
Electrical	\$47,300	
Mechanical	\$270,000	
Total	\$373,000	\$251,400
Priority A	\$55,700	\$39,700
Priority B	\$317,300	
Priority C		\$211,700
Total	\$373,000	\$251,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$22,200	\$1,400		\$27,400
Interior Architecture	\$55,700	\$2,000		\$7,400
Electrical	\$27,500			\$1,600
Mechanical	\$21,100	\$4,500	\$5,200	\$11,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,600	\$11,900	\$9,200	\$52,300
Priority A	\$22,200	\$1,400		\$27,400
Priority B	\$73,700	\$8,500	\$9,200	\$20,900
Priority C	\$34,600	\$2,000		\$4,000
Total	\$130,600	\$11,900	\$9,200	\$52,300



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
JAMAICA ASSESSMENT CENTER
Asset # : 4459

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	**	5	\$14,900	A
Masonry: Brick	60%	Now	\$14,200	LIFE	**	5	\$24,800	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,700	A
Stucco Cement	2%			2034	**	5	\$2,100	A
Windows								
Aluminum	100%			2037	**	5	\$2,800	A
Parapets								
Masonry: Brick	45%	Now	\$8,000	LIFE	**	5	\$1,500	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
Masonry: Brick	20%			LIFE	**	5	\$700	A
Masonry: Brick	20%			LIFE	**	5	\$700	A
Masonry: Limestone	5%			LIFE	**	5	\$200	A
Metal Rail	5%			2034	**	5-10	\$3,000	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	A
Roof								
Modified Bitumen	95%			2029	**	10	\$25,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$55,700	2031	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$400	LIFE	**	5	\$2,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2030	**	5	\$2,300	C
Quarry Tile	20%			2026	**	5	\$13,500	C
Terrazzo	38%	Now	\$15,100	LIFE	**	5	\$13,400	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2026	**	3	\$5,900	C
Interior Walls								
Ceramic Tile	15%			2024	**	5	\$8,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	C
Gypsum Board	15%			LIFE	**	5	\$4,900	C
Plaster	60%	Now	\$12,300	LIFE	**	5	\$9,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria And Rooms</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$6,800	B
Gypsum Board	10%			LIFE	**	5	\$5,600	B
Plaster	75%	Now	\$21,100	LIFE	**	5	\$21,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2021	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$15,100	5	\$100	B
<hr/>								
Raceway								
Conduit	90%			2021	\$2,400	1		B
Conduit	10%			2031	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	90%			2020	\$10,300	5	\$700	B
Molded Case Bkrs	10%			2029	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	90%			2021	\$3,700	1		B
Thermoplastic	10%			2031	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$200	B
Locally Mounted	20%			2019	\$1,500	5		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$47,300	10	\$21,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	20%			2026	**	10	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2016	\$200	10		B

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

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2021	\$5,200	10	\$3,600	B
Exit, Service	50%			2021	\$2,100	1		B

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

Heating

Energy Source								
Natural Gas	100%			2041	**	1		B

Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$29,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

Distribution								
Steam Piping/Pump	100%			2031	**	4	\$1,500	B

Terminal Devices								
Convactor/Radiator	100%			2019	\$270,000	1	\$9,700	B

Air Conditioning

Energy Source								
Electricity	100%			2029	**	1		B

Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2021	\$13,200	2	\$200	B
Window/Wall Unit	10%			2016	\$5,900	1		B
No Component	80%							D

Heat Rejection								
Remote Air Cond	10%			2021	\$3,400	2	\$2,100	B
No Component	90%							D

Ventilation

Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,400	B
No Component	80%							D

Exhaust Fans								
Interior	10%			2021	\$3,200	2	\$100	B
Roof	10%			2021	\$2,300	2	\$100	B
No Component	80%							D

Plumbing

H/C Water Piping								
Brass/Copper	20%			2031	**	1		B
Galv Iron/Steel	80%			2026	**	1		B

Water Heater								
Gas Fired	100%			2019	\$6,600	2	\$400	B

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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

CAPITAL

Total

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$10,200	\$400		
Interior Architecture	\$3,500	\$500		\$200
Electrical	\$1,800			\$1,900
Mechanical	\$13,900	\$1,600	\$1,400	\$1,400
Total	\$29,500	\$2,500	\$1,400	\$3,600
Priority A	\$10,200	\$400		
Priority B	\$15,700	\$1,600	\$1,400	\$3,400
Priority C	\$3,500	\$500		\$200
Total	\$29,500	\$2,500	\$1,400	\$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
JAMAICA ASSESSMENT CENTER / ANNEX

Asset # : 4465

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	A
Masonry: Brick	48%			LIFE	**	5	\$5,800	A
Pre-Cast Concrete	2%			LIFE	**	5	\$800	A
Stucco Cement	25%			2026	**	5	\$7,600	A
Windows								
Aluminum	100%			2037	**	5	\$800	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$300	A
Masonry: Brick	35%			LIFE	**	5	\$300	A
Pre-Cast Concrete	3%			LIFE	**	5	\$200	A
Pre-Cast Concrete	2%			LIFE	**	5	\$100	A
Wood Cornice	25%			2031	**	5-10	\$3,200	A
Roof								
Asphalt Shingle	35%			2030	**	10	\$500	A
Modified Bitumen	30%			2026	**	10	\$2,300	A
Modified Bitumen	35%			2026	**	10	\$2,700	A
Interior								
Floors								
Quarry Tile	35%			2026	**	5	\$6,900	C
Terrazzo	35%			LIFE	**	5	\$3,600	C
Vinyl Tile	28%			2026	**	3	\$1,400	C
Wood	2%			2049	**	5	\$500	C
Interior Walls								
Ceramic Tile	15%			2030	**	5	\$2,400	C
Concrete Masonry Unit	10%			LIFE	**	5	\$600	C
Gypsum Board	20%			LIFE	**	5	\$1,900	C
Plaster	55%			LIFE	**	5	\$2,600	C
Ceilings								
Gypsum Board	20%			LIFE	**	5	\$3,300	B
Plaster	80%			LIFE	**	5	\$6,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2021	\$1,000	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2021	\$2,700	1		B
Panelboards								
Molded Case Bkrs	100%			2020	\$18,400	5	\$200	B

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

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

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

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

Asset # : 4465

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2021	\$4,100	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$1,900	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$16,000	10	\$7,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Incandescent	10%			2016	\$1,800	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$1,500	10	\$1,100	B
Exit, Service	50%			2021	\$600	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2031	**	5	\$2,700	B
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$8,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Brand New Unit</i>								
Distribution								
Steam Piping/Pump	100%			2041	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$2,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Heat Pump	10%			2019		2	\$100	B
No Component	90%							D
Terminal Devices								
Fan Coil - Cool/Heat	10%			2021	\$1,600	1	\$300	B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2021	\$500	2	\$600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,000	B
No Component	80%							D

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Exhaust Fans								
Interior	20%			2021	\$1,900	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Oil Fired	100%			2020	\$2,600	1	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$500	B
Fixtures								
Generic	100%							B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$528,100	\$218,000
Interior Architecture	\$781,700	\$261,100
Electrical		\$214,000
Mechanical	\$76,500	\$182,300
Total	\$1,386,300	\$875,400
Priority A	\$528,100	\$218,000
Priority B	\$183,100	\$535,300
Priority C	\$675,100	\$122,100
Total	\$1,386,300	\$875,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$14,300	
Interior Architecture	\$21,000			\$3,700
Electrical	\$2,400	\$200	\$100	\$200
Mechanical	\$16,700	\$10,700	\$9,100	\$12,000
Total	\$40,100	\$10,900	\$23,500	\$15,900
Priority A			\$14,300	
Priority B	\$25,500	\$10,900	\$9,200	\$12,200
Priority C	\$14,600			\$3,700
Total	\$40,100	\$10,900	\$23,500	\$15,900



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

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

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

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

Asset # : 3010

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$116,200	A
Masonry: Brick	45%			LIFE	**	5	\$133,900	A
Stucco Cement	50%			2038	**	5	\$186,000	A
Windows								
Aluminum	90%	Now	\$227,000	2041	**	5	\$14,300	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%			2033	**	5	\$19,800	A
Parapets								
Masonry: Brick	65%			LIFE	**	5-10	\$42,700	A
Stucco Cement	35%			2038	**	5	\$8,700	A
Roof								
Modified Bitumen	95%			2030	**	10	\$31,600	A
Skylight, Metal/Glass	5%	Now	\$46,600	2035	**			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 8 Units Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$2,900	LIFE	**	5	\$12,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$2,900	LIFE	**	5	\$12,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	Now	\$129,000	2034	**	5	\$11,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%	0-2	\$47,200	2030	**	3	\$11,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Wood	45%	0-2	\$329,300	2040	**	5	\$49,400	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	25%	0-2	\$121,900	2034	**	5	\$23,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	65%	Now	\$47,600	LIFE	**	5	\$72,700	C
<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	**	10	\$3,700	C
Plaster	5%			LIFE	**	5-10	\$7,900	C

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Gypsum Board

95% Now \$106,600 LIFE * * 5 \$139,000 B
Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout
Water Penetration, Extent : Light, Area Affected : 5%
Location : Throughout

Plaster

5% LIFE * * 5-10 \$10,100 B

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2045 * * 5 \$400 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Two Main Services Rated @ 800 Amps & 1200 Amps

Switchgear / Switchboard

Fused Disc Sw

100% 2045 * * 5 \$400 B

Raceway

Conduit

100% 2045 * * 1 B

Panelboards

Fused Disc Sw

10% 2041 * * 5 \$200 B

Molded Case Bkrs

90% 2041 * * 5 \$2,000 B

Wiring

Thermoplastic

100% 2045 * * 1 B

Motor Controllers

Locally Mounted

50% 2030 * * 5 \$300 B

Locally Mounted

50% 2023 \$8,600 5 \$300 B

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$2,500 B
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Water Main
Explanation : Covered With Insulation

Lighting

Interior Lighting

Fluorescent

40% 2025 \$68,800 10 \$31,400 B
Other Observation, Extent : Moderate, Area Affected : 90%
Location : Throughout
Explanation : Lamp T-12

Incandescent

60% 2025 \$103,200 2 \$1,100 B

Egress Lighting

Exit, Service

50% 2025 \$5,900 1 B

Exit, Battery

50% 2025 \$29,500 10 \$2,900 B

Alarm

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

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

Asset # : 3010

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

Alarm

Fire/Smoke Detection

No Component

95%

D

Generic, Analog

5%

2025

\$42,000

B

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

Heating

Energy Source

Natural Gas

100%

2035

**

1

B

Conversion Equipment

Hot Water Boiler

100%

2023

\$182,300

1

\$42,300

B

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

Location : Basement

Explanation : 1 Unit With 4 Sections

Distribution

Hot Wtr Piping/Pump

100%

2033

**

4

\$6,300

B

Terminal Devices

Convactor/Radiator

100%

Now

\$76,500

2030

**

1

\$24,800

B

Damaged, Extent : Moderate, Area Affected : 20%

Location : Throughout

Air Conditioning

Energy Source

Electricity

100%

2033

**

1

B

Conversion Equipment

Window/Wall Unit

10%

2020

\$16,700

1

B

No Component

90%

D

Ventilation

Distribution

Ductwork/Diffusers

20%

LIFE

**

2-5

\$15,100

B

No Component

80%

D

Exhaust Fans

Roof

20%

0-2

\$600

2025

\$12,900

2

\$400

B

Broken, Extent : Light, Area Affected : 10%

Location : Throughout

No Component

80%

D

Plumbing

H/C Water Piping

Brass/Copper

20%

2035

**

1

B

Galv Iron/Steel

80%

2030

**

1

B

Water Heater

Gas Fired

100%

2020

\$18,800

2

\$1,200

B

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

Location : Boiler Room

Explanation : With Heat Exchanger To Make Hot Water

Note : 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
JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)**

Asset # : 3010

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2035	* *	4	\$8,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$5,700	LIFE	* *	1		B
		<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	75%							D
Generic	25%			2035	* *	1-2	\$6,000	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture	\$312,700	
Electrical		\$275,600
Mechanical		\$244,600
Total	\$312,700	\$520,300
Priority B		\$520,300
Priority C	\$312,700	
Total	\$312,700	\$520,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$84,900	\$12,100		
Interior Architecture	\$115,900			\$8,200
Electrical	\$3,200	\$1,900	\$2,800	\$1,900
Mechanical	\$10,600	\$4,500	\$4,800	\$3,900
Total	\$214,700	\$18,500	\$7,700	\$14,000
Priority A	\$84,900	\$12,100		
Priority B	\$59,800	\$6,400	\$7,700	\$5,800
Priority C	\$69,900			\$8,200
Total	\$214,700	\$18,500	\$7,700	\$14,000



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
KENTON HALL / FORMER KENTON HOTEL

Asset # : 4440

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	**	10	\$19,000	A
Masonry: Brick	57%			LIFE	**	5	\$66,100	A
Masonry: Brick Cavity	10%			LIFE	**	5	\$11,600	A
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Laundry Room</i>								
Masonry: Limestone	5%			LIFE	**	5	\$4,300	A
Metal Panel	5%			2035	**	5-10	\$19,900	A
<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	A
Windows								
Aluminum	100%			2047	**	5	\$4,200	A
Parapets								
Masonry: Brick Cavity	70%			LIFE	**	5-10	\$27,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2042	**	5-10	\$25,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	A
Roof								
Modified Bitumen	98%			2033	**	10	\$14,300	A
Skylight, Metal/Glass	2%			2051	**	10	\$1,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,000	C
Ceramic Tile	5%			2034	**	5	\$2,300	C
Vinyl Tile	85%	2-4	\$312,700	2035	**	3	\$14,600	C
<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	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,600	C
Glass: Single Pane	2%			LIFE	**	5	\$2,700	C
Gypsum Board	35%			LIFE	**	5-10	\$52,900	C
Masonry: Brick	15%			LIFE	**	10	\$4,000	C
Plaster	38%			LIFE	**	5-10	\$28,700	C
Ceilings								
AcousTileSusp.Lay-In	25%			2030	**	5	\$11,400	B
Gypsum Board	10%			LIFE	**	5-10	\$15,700	B
Metal Panel	50%			LIFE	**	5	\$57,100	B
Plaster	15%			LIFE	**	5-10	\$11,800	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$100	B
		<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	B
Raceway								
Conduit	80%			2035	**	1		B
Conduit	20%			2025	\$500	1		B
Panelboards								
Fused Disc Sw	5%			2033	**	5		B
Molded Case Bkrs	95%			2033	**	5	\$600	B
Wiring								
Thermoplastic	80%			2035	**	1		B
Thermoplastic	20%			2025	\$800	1		B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
		<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	B
Generators								
Diesel	100%			2028	**	1	\$9,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated @ 100 Kw</i>						
Batteries								
Lead/Acid	100%			2018	\$600	5	\$900	B
Fuel Storage								
Main Tank	100%			2040	**	5	\$700	B
		<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	\$46,900	10	\$21,400	B
		<i>T-8 Lamps, 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.

** 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2025	\$4,000	10	\$2,800	B
Exit, Service	30%			2025	\$1,000	1		B
Exit, Service	20%			2020	\$600	1		B
<hr/>								
Exterior Lighting								
HID	100%			2025	\$800	10	\$100	B
<hr/>								
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$20,000	1	\$2,600	B
			<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	\$228,700			B
			<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>					
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2035	**	1		B
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$11,500	B
			<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	\$1,700	B
<hr/>								
Terminal Devices								
Convactor/Radiator	90%			2023	\$187,700	1	\$6,800	B
Fan Coil Unit/Heat	10%			2030	**	1	\$800	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B

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

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

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

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

Asset # : 4440

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2023	\$56,900	2	\$300	B
Reciprocating Compr/Chiller	10%			2025	\$7,500	1	\$1,100	B
		<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		B
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	10%			2025	\$6,000	1	\$800	B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2025	\$4,600	2	\$1,600	B
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 2nd Floor Roof</i>						
		<i>Explanation : 1 Exterior Unit</i>						
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	B
Exhaust Fans								
Interior	90%			2025	\$22,000	2	\$600	B
Roof	10%			2025	\$1,800	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2035	**	1		B
Galv Iron/Steel	70%			2030	**	1		B
Water Heater								
Gas Fired	100%			2020	\$5,100	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	**	1-2	\$6,500	B
Fire Pump								
Generic	100%			2034	**	1	\$4,400	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 19-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,497,400	\$263,300
Interior Architecture	\$653,500	\$593,700
Electrical		\$434,000
Mechanical	\$40,600	\$3,658,700
Total	\$2,191,400	\$4,949,700
Priority A	\$1,497,400	\$263,300
Priority B	\$40,600	\$4,216,600
Priority C	\$653,500	\$469,700
Total	\$2,191,400	\$4,949,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$6,900		\$35,300	
Interior Architecture	\$48,100	\$5,700	\$42,800	\$7,400
Electrical	\$26,900	\$19,100	\$22,100	\$21,800
Mechanical	\$31,100	\$23,000	\$47,500	\$26,200
Total	\$113,000	\$47,800	\$147,700	\$55,400
Priority A	\$6,900		\$35,300	
Priority B	\$82,600	\$42,100	\$84,500	\$48,000
Priority C	\$23,400	\$5,700	\$27,900	\$7,400
Total	\$113,000	\$47,800	\$147,700	\$55,400



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
LIFE FAMILY CENTER
Asset # : 1954

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$113,600	A
Masonry: Brick	78%			LIFE	**	5	\$113,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
Masonry: Granite	2%			LIFE	**	5	\$2,200	A
Masonry: Limestone	5%	Now	\$75,300	LIFE	**	5	\$5,500	A
<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%			2043	**	5-10	\$50,000	A
Windows								
Aluminum	55%	Now	\$1,278,000	2048	**	5	\$16,100	A
<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>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2048	**	5	\$23,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Clad	5%	Now	\$144,100	2048	**	5	\$9,100	A
<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	\$5,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	50%			LIFE	**	5	\$3,600	A
Masonry: Brick	30%			LIFE	**	5	\$2,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Rail	10%			2040	**	5-10	\$12,900	A

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$6,900	2028	**			A
	<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%			2038	**	10	\$10,000	A
Modified Bitumen	40%			2031	**	10	\$31,900	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Courtyard</i>							
Slate	15%			LIFE	**			A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$39,100	LIFE	**	5	\$43,400	C
	<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%			2026	**	5	\$19,800	C
Mosaic Tile	2%	Now	\$67,500	2036	**	5	\$5,000	C
	<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%			LIFE	**	5	\$7,700	C
Vinyl Tile	30%	Now	\$143,900	2028	**	3	\$22,300	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Rooms 341, 344, 345</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Rooms 341,344, 345</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair Landings</i>							
	<i>Explanation : 9x9 Tiles</i>							
Vinyl Tile	23%			2023	\$367,700	3	\$17,100	C
Wood	15%			2038	**	5	\$55,800	C
Wood	5%	Now	\$310,100	2063	**	5	\$9,300	C
	<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Old Auditorium</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Old Auditorium</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</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.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$92,900	2026	**	5	\$8,900	C
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Stairs

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%

Location : Stairs

Gypsum Board	55%			LIFE	**	5	\$58,600	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$10,700	C
Plaster	5%	Now	\$13,500	LIFE	**	5	\$2,700	C

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Old Auditorium

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

Location : Old Auditorium

Ceilings

AcousTile,Adhered	10%			2028	**	5	\$19,800	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$9,900	B
Exposed Concrete	5%			LIFE	**	5	\$1,600	B
Gypsum Board	25%			LIFE	**	5	\$62,000	B
Masonry:Vault Struct	5%			LIFE	**			B
Plaster	45%			LIFE	**	5	\$55,800	B
Plaster	5%	Now	\$24,700	LIFE	**	5	\$6,200	B

Cracking/Crumbling, Extent : Severe, Area Affected : 15%

Location : Old Auditorium

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

Location : Old Auditorium

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2033	**	5	\$600	B
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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%			2033	**	5	\$600	B
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Raceway

Conduit	100%			2033	**	1		B
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Panelboards

Fused Disc Sw	5%			2031	**	5	\$200	B
Molded Case Bkrs	95%			2031	**	5	\$3,500	B

Wiring

Thermoplastic	100%			2033	**	1		B
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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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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	90%			2028	**	5	\$800	B
Locally Mounted	10%			2021	\$3,100	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$43,100	B
Generators								
Diesel	100%			2026	**	1	\$54,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 120 Kw Kohler Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$5,200	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$3,900	B
<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%			2023	\$266,800	10	\$121,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2023	\$9,100	1		B
Exit, Battery	50%			2023	\$45,700	10	\$4,500	B
Exterior Lighting								
HID	100%			2023	\$4,800	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	**	1	\$15,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$88,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Strobe Lights</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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$131,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$877,100	4	\$6,500	B
Terminal Devices								
Convactor/Radiator	95%			2021	\$1,127,200	1	\$40,700	B
Unit Heater-Stm/HW	5%			2018	\$40,600	4	\$600	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$25,800	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,700	B
No Component	95%							D
Exhaust Fans								
Roof	5%			2028	* *	2	\$200	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	* *	1		B
Galv Iron/Steel	50%	0-2	\$9,400	2021	\$187,600	1		B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$29,200	2	\$1,900	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,500	B
Backflow Preventer								
Generic	100%			2023	\$12,200	1	\$8,100	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2023	\$1,466,700	1-2	\$37,100	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Mechanical		\$162,500
Total		\$162,500
Priority B		\$162,500
Total		\$162,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,900		\$19,400	
Interior Architecture	\$3,200	\$1,100	\$5,100	\$2,500
Electrical	\$2,400	\$2,000	\$18,900	\$2,300
Mechanical	\$2,900	\$3,400	\$4,300	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$34,300	\$10,400	\$51,600	\$12,700
Priority A	\$21,900		\$19,400	
Priority B	\$9,200	\$9,400	\$31,200	\$10,100
Priority C	\$3,200	\$1,100	\$1,000	\$2,500
Total	\$34,300	\$10,400	\$51,600	\$12,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	A
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Riverdale Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,100	A
Windows								
Aluminum	100%	0-2	\$18,600	2039	**	5	\$2,300	A
<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$3,300	LIFE	**	5	\$1,200	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5	\$100	A
Metal Rail	5%			2040	**	5-10	\$1,200	A
Roof								
Modified Bitumen	98%			2028	**	10	\$19,400	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2028	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	C
Ceramic Tile	5%			2026	**	5	\$1,400	C
Quarry Tile	5%			2028	**	5	\$2,000	C
Terrazzo	5%			LIFE	**	5	\$1,100	C
Vinyl Tile	75%			2028	**	3	\$10,200	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor(s)</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$900	C
Masonry: Brick	10%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	75%			LIFE	**	5	\$9,700	C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$8,100	B
Embossed Metal	5%			LIFE	**	5	\$600	B
Gypsum Board	15%			LIFE	**	5	\$5,100	B
Plaster	50%			LIFE	**	5	\$8,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Asset # : 1971

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
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%			2033	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 200 Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	**	5	\$600	B
Raceway								
Conduit	90%			2023	\$2,400	1		B
Conduit	10%			2043	**	1		B
Panelboards								
Fused Disc Sw	15%			2031	**	5	\$100	B
Molded Case Bkrs	25%			2031	**	5	\$100	B
Molded Case Bkrs	10%			2039	**	5	\$100	B
Molded Case Bkrs	50%			2022	\$5,700	5	\$300	B
Wiring								
Thermoplastic	10%			2043	**	1		B
Thermoplastic	90%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	5%			2028	**	10	\$800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	95%			2028	**	10	\$15,800	B
		<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%			2023	\$3,100	10	\$2,200	B
Exit, Service	50%			2023	\$1,300	1		B
Exterior Lighting								
HID	100%			2023	\$800	10	\$100	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2028	**	1	\$5,800	B
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$14,100	B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

Asset # : 1971

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Electricity	5%			2053	**	1	B
Natural Gas	95%			2043	**	1	B
Conversion Equipment							
Radiant Heater	5%			2028	**	2	\$400 B
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Various Locations</i>					
		<i>Explanation : Multiple Units</i>					
Steam Boiler	95%			2036	**	1	\$17,100 B
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution							
Steam Piping/Pump	100%			2033	**	4	\$1,300 B
Terminal Devices							
Convactor/Radiator	100%			2021	\$162,500	1	\$5,900 B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	B
Conversion Equipment							
Ext Pkg Unit - Cooling	5%			2028	**	2	\$100 B
Window/Wall Unit	30%			2021	\$10,600	1	B
No Component	65%						D
Terminal Devices							
Fan Coil - Cooling	5%			2028	**	1	\$300 B
No Component	95%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,100 B
Exhaust Fans							
Roof	100%			2028	**	2	\$600 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	**	1	B
HW Heat Exchanger							
Low Temp	100%			2043	**	4	\$1,800 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B
Fixtures							
Generic	100%						B
Vertical Transport							

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

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

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

**DEPT. OF HOMELESS SERVICES - 071
LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL**

Asset # : 1971

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : B - 2</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$5,100	B
	<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.

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : MOUNT EDEN AVENUE SRO
Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0054.000 / 50 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$258,600	\$82,200
Interior Architecture		\$696,600
Electrical		\$401,100
Mechanical	\$87,100	
Total	\$345,700	\$1,179,900
Priority A	\$258,600	\$82,200
Priority B	\$87,100	\$442,900
Priority C		\$654,800
Total	\$345,700	\$1,179,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture				\$18,200
Interior Architecture			\$12,500	
Electrical	\$5,800	\$14,400	\$6,200	\$35,100
Mechanical	\$23,100	\$9,100	\$17,500	\$14,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$38,700	\$33,400	\$46,100	\$78,000
Priority A				\$18,200
Priority B	\$38,700	\$33,400	\$33,600	\$59,800
Priority C			\$12,500	
Total	\$38,700	\$33,400	\$46,100	\$78,000



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
MOUNT EDEN AVENUE SRO
Asset # : 50

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$82,200	A
Window Wall	10%			2044	**	5	\$34,300	A
Windows								
Aluminum	100%			2040	**	5	\$6,100	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,200	A
Metal Panel	10%			2044	**	5	\$2,200	A
Roof								
Modified Bitumen	100%	Now	\$258,600	2034	**			A
<i>Alligating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,900	C
Ceramic Tile	5%			2033	**	5	\$4,800	C
Vinyl Tile	85%			2024	\$654,800	3	\$30,500	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$13,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$8,600	C
Masonry: Brick	60%			LIFE	**			C
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$9,700	B
Gypsum Board	35%			LIFE	**	5	\$41,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,700	B

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		B
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : At Water Main</i>						
		<i>Explanation : Corrosion</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$20,000	B
Generators								
Diesel	100%			2027	* *	1	\$25,200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : One 125 Kva D M T Genset</i>						
Batteries								
Lead/Acid	100%			2017		5	\$2,400	B
Fuel Storage								
Day Tank	100%			2032	* *	5	\$11,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 250 Gallon Tank</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$122,100	10	\$55,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Incandescent	5%			2024	\$6,400	2	\$100	B
Egress Lighting								
Exit, Service	50%			2019	\$4,400	1		B
Exit, Battery	50%			2019	\$22,000	10	\$2,200	B
Exterior Lighting								
HID	100%			2024	\$2,200	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$500	B
Alarm								
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2024	\$223,300	1-3	\$14,000	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,700	2029	**	1	\$28,400	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Gas Assembly Is Needed For Boiler # 1</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$4,700	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$20,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%	0-2	\$4,200	2032	**	2	\$900	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 4 Units On Roof</i>					
Window/Wall Unit	70%			2019		1	\$87,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,600	B
Exhaust Fans								
Roof	100%			2029	**	2	\$2,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,600	2037	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Booster Pump</i>					
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$6,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Heat Exchanger Built Into Boiler</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$2,600	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor Hallways</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024		4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$2,500	B

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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
MOUNT EDEN AVENUE SRO
Asset # : 50

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$3,900	B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-5</i>								
<i>Explanation : 2 Units - Operation Control Panel Malfunctioning</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$17,900	B
Chemical System								
Wet	10%			2022	\$2,700	1-3	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen Hood</i>								
<i>Explanation : Ansul 102</i>								
No Component	70%							D
Generic	20%			2019	\$5,000	1-3	\$11,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$303,700	\$197,700
Interior Architecture	\$647,800	\$619,500
Electrical		\$1,108,600
Mechanical		\$63,400
Total	\$951,500	\$1,989,300
Priority A	\$303,700	\$197,700
Priority B	\$111,700	\$1,317,600
Priority C	\$536,100	\$473,900
Total	\$951,500	\$1,989,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$41,700			
Interior Architecture	\$84,300		\$17,500	\$3,900
Electrical	\$5,200	\$2,700	\$3,500	\$2,700
Mechanical	\$50,600	\$19,000	\$24,900	\$20,800
Total	\$181,800	\$21,800	\$45,800	\$27,400
Priority A	\$41,700			
Priority B	\$90,700	\$21,800	\$28,400	\$23,500
Priority C	\$49,400		\$17,500	\$3,900
Total	\$181,800	\$21,800	\$45,800	\$27,400



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.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$303,200	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$12,000	A
Windows								
Aluminum	95%			2041	**	5	\$35,700	A
Metal Clad	5%	2-4	\$92,600	2050	**	5	\$5,900	A
	<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	**	5-10	\$16,100	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%			LIFE	**	5-10	\$69,700	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5-10	\$6,900	A
Roof								
Modified Bitumen	95%			2035	**	10	\$46,100	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2055	**	10	\$8,100	A
	<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	\$34,000	C
Ceramic Tile	20%	Now	\$114,100	2034	**	5	\$15,500	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	15%			2038	**	5	\$35,000	C
Vinyl Tile	20%			2025	\$250,400	3	\$15,500	C
Wood	40%			2040	**	5	\$116,500	C
Interior Walls								
Ceramic Tile	10%	0-2	\$186,600	2034	**	5	\$17,800	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	10%			LIFE	**	5	\$28,500	C
Gypsum Board	50%			LIFE	**	5-10	\$303,100	C
Masonry: Fieldstone	10%			LIFE	**	10	\$14,300	C
Plaster	20%			LIFE	**	5-10	\$60,600	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Steel	5%			LIFE	**	10	\$15,500	B
Gypsum Board	75%	Now	\$111,700	LIFE	**	5	\$145,600	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$19,300	LIFE	**	5	\$19,400	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$400	B
<hr/>								
Raceway								
Conduit	100%			2045	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	70%			2041	**	5	\$1,900	B
Molded Case Bkrs	30%			2033	**	5	\$800	B
<hr/>								
Wiring								
Thermoplastic	100%			2045	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$700	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2025	\$198,500	10	\$90,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12, Cfl</i>								
Incandescent	5%			2025	\$10,400	2	\$100	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$7,200	1		B
Exit, Service	50%			2025	\$7,200	1		B
Exterior Lighting								
HID	100%			2035	* *	10	\$300	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2025	\$208,400	1	\$27,100	B
			<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%							D
Generic, Analog	60%			2025	\$611,400			B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$102,800	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$5,100	B
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$33,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2023	\$63,400	2	\$300	B
Window/Wall Unit	5%			2020	\$10,100	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,600	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$3,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2030	* *	1	\$6,400	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$29,100	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$57,700	\$57,700
Interior Architecture	\$106,900	\$124,400
Electrical		\$407,100
Mechanical		\$90,400
Total	\$164,600	\$679,600
Priority A	\$57,700	\$57,700
Priority B		\$497,500
Priority C	\$106,900	\$124,400
Total	\$164,600	\$679,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$34,400			
Interior Architecture	\$82,900			\$11,600
Electrical	\$1,200		\$100	
Mechanical	\$28,100	\$12,000	\$13,500	\$16,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$158,500	\$23,900	\$25,500	\$40,000
Priority A	\$34,400			
Priority B	\$68,200	\$23,900	\$25,500	\$28,500
Priority C	\$55,900			\$11,600
Total	\$158,500	\$23,900	\$25,500	\$40,000



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
NEW PROVIDENCE
Asset # : 4442

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$115,300	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$4,600	A
Windows								
Aluminum	95%			2041	**	5	\$3,900	A
Steel	5%	0-2	\$10,100	2050	**	5	\$1,300	A
	<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	**	5-10	\$4,500	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	85%			LIFE	**	5-10	\$18,600	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2030	**	5-10	\$2,900	A
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	A
Roof								
Modified Bitumen	95%			2035	**	10	\$24,600	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Skylight, Metal/Glass	5%			2045	**	10	\$4,300	A
Interior								
Floors								
Carpet	25%			2021	\$186,800	3	\$30,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$27,000	C
Ceramic Tile	10%			2040	**	5	\$6,200	C
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%	Now	\$16,800	2038	**	5	\$2,300	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Kitchen</i>							
Vinyl Tile	25%	Now	\$62,200	2030	**	3	\$5,800	C
	<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	\$124,400	3	\$7,700	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$3,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	C
Gypsum Board	55%			LIFE	**	5-10	\$69,000	C
Plaster	25%			LIFE	**	5-10	\$15,700	C
Plaster	5%	Now	\$2,800	LIFE	**	5	\$1,100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Computer Server Room</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2030	**	5	\$49,400	B
Gypsum Board	20%			LIFE	**	5-10	\$42,500	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2045	**	5	\$100	B
Molded Case Bkrs	50%			2045	**	5	\$600	B
Raceway								
Conduit	80%			2045	**	1		B
Conduit	20%			2025	\$500	1		B
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	B
Molded Case Bkrs	90%			2041	**	5	\$1,000	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2025	\$81,400	10	\$37,100	B
<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	\$1,700	2		B
Egress Lighting								
Emergency, Service	50%			2025	\$2,800	1		B
Exit, Service	50%			2025	\$2,800	1		B
Exterior Lighting								
HID	100%			2025	\$1,400	10	\$100	B
Alarm								
Fire/Smoke Detection								
No Component	30%							D
Generic, Analog	70%			2025	\$288,600			B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$40,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2035	**	4	\$2,000	B
Terminal Devices								
Air Handler	20%			2025	\$42,200	1	\$5,100	B
Convactor/Radiator	80%			2030	**	1	\$10,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Window/Wall Unit	60%			2020	\$48,200	1		B
No Component	40%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,400	B
Exhaust Fans								
Roof	100%			2025	\$31,100	2	\$1,300	B
Plumbing								

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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
NEW PROVIDENCE
Asset # : 4442

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Brass/Copper	90%			2035	**	1	
Galv Iron/Steel	10%			2030	**	1	
Water Heater							
Gas Fired	100%			2020	\$9,100	2	\$600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Units</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	90%			LIFE	**	1	
Plastic/PVC	10%			2038	**	1	
Sump Pump(s)							
Rigid Piping	100%			2025	\$10,500	4	\$2,500
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	\$24,800	1-3	\$55,000

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 18-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,890,100	\$623,100
Interior Architecture	\$2,815,500	\$541,600
Electrical		\$1,400,300
Mechanical	\$360,100	\$638,800
Total	\$5,065,700	\$3,203,800
Priority A	\$1,890,100	\$623,100
Priority B	\$1,189,300	\$2,081,600
Priority C	\$1,986,300	\$499,100
Total	\$5,065,700	\$3,203,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$18,400		\$17,900	
Interior Architecture	\$48,900			\$12,800
Electrical	\$50,900	\$23,200	\$24,400	\$19,500
Mechanical	\$111,300	\$50,600	\$119,400	\$66,100
Total	\$229,400	\$73,700	\$161,800	\$98,400
Priority A	\$18,400		\$17,900	
Priority B	\$162,200	\$73,700	\$143,800	\$85,600
Priority C	\$48,900			\$12,800
Total	\$229,400	\$73,700	\$161,800	\$98,400



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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%	0-2	\$243,900	LIFE	**	5	\$142,000	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$935,600	LIFE	**	5	\$327,100	A
	<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%			LIFE	**	5	\$13,600	A
Windows								
Aluminum	95%	0-2	\$46,200	2039	**	5	\$11,600	A
	<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2032	**	10	\$7,700	A
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$14,600	A
Copper/Terne	2%	0-2	\$3,100	2043	**	5	\$4,500	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	0-2	\$462,800	LIFE	**	5	\$84,600	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	3%	0-2	\$15,300	LIFE	**	5	\$3,500	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	3%			2043	**	5	\$10,900	A
Roof								
Asphalt Shingle	50%	Now	\$67,800	2032	**			A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Over Drill Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Drill Floor</i>							
Metal Panel	7%			2036	**	10	\$53,400	A
Modified Bitumen	35%	Now	\$80,400	2028	**			A
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Third Floor</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	3%			2028	**	10	\$12,500	A
Skylight, Metal/Glass	5%			2033	**	10	\$69,400	A
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	55%	0-2	\$92,400	LIFE	**	5	\$409,900	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$15,600	2026	**	5	\$8,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$823,600	2033	**	3	\$38,300	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$426,000	2051	**	5	\$31,900	C
<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>								
Interior Walls								
Ceramic Tile	10%	Now	\$139,300	2026	**	5	\$13,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Pool, Throughout</i>								
Concrete Masonry Unit	15%	0-2	\$42,000	LIFE	**	5	\$16,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$15,700	LIFE	**	5	\$24,000	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$98,400	LIFE	**			C
<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>								
Plaster	45%	Now	\$364,500	LIFE	**	5	\$35,900	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors, Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second And Third Floors</i>								
Wood	5%	0-2	\$17,600	LIFE	**	5	\$53,300	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Interior

Ceilings

Exposed Struc: Steel	40%			LIFE	**			B
Exposed Struc: Wood	40%	Now	\$405,400	LIFE	**			B

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

Location : Drill Floor, Throughout

Plaster	20%	Now	\$423,800	LIFE	**	5	\$42,600	B
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Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Second And Third Floors And Penthouse Throughout

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Second And Third Floors And Penthouse

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
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%			2033	**	5	\$1,000	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : No Rating Accessible

Transformers

Dry Type	100%			2021	\$14,200	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Machine Room

Explanation : 2 @ 277/480

Switchgear / Switchboard

Fused Disc Sw	75%			2033	**	5	\$700	B
Molded Case Bkrs	25%			2023	\$30,300	5	\$1,500	B

Raceway

Conduit	80%			2023	\$25,500	1		B
Conduit	20%			2033	**	1		B

Panelboards

Molded Case Bkrs	20%			2031	**	5	\$1,200	B
Molded Case Bkrs	80%			2022	\$73,400	5	\$4,800	B

Wiring

Braided Cloth	50%	2-4	\$24,800	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2033	**	1		B
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Motor Controllers

Locally Mounted	100%			2021	\$161,800	5	\$1,500	B
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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
PAMOJA HOUSE
Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$69,500	B
Generators								
Diesel	100%			2026	**	1	\$87,400	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Kohler Genset; Rating Not Available</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$8,400	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$6,700	B
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$343,600	10	\$156,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	20%			2023	\$15,600	10	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Type: Mercury</i>								
Incandescent	5%			2023	\$22,900	2	\$300	B
Egress Lighting								
Emergency, Service	50%			2023	\$15,700	1		B
Exit, Service	50%			2023	\$15,700	1		B
Exterior Lighting								
HID	100%			2023	\$7,700	10	\$700	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$664,900	1-3	\$41,700	B

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

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.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	40%			2033	**	5	\$28,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units Of 4,000 Gallons Each</i>							
Natural Gas	60%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$109,600	2036	**	1	\$202,900	B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boilers</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$69,900	2033	**	4	\$11,200	B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	40%	Now	\$46,500	2023	\$465,300	1	\$50,700	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Convactor/Radiator	60%	Now	\$87,200	2028	**	1	\$39,700	B
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2033	**	2	\$2,100	B
	<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%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$44,400	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$126,900	B
Exhaust Fans								
Interior	60%	Now	\$1,000	2023	\$5,000	2	\$3,300	B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout, Bathrooms</i>							
Roof	40%			2023	\$18,400	2	\$2,800	B

Plumbing

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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
PAMOJA HOUSE
Asset # : 1975

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	Now	\$32,200	2028	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Water Heater Gas Fired	40%	Now	\$20,100	2023	\$20,100	2	\$1,100	B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Gas Fired	60%			2022	\$30,100	2	\$2,000	B
HW Heat Exchanger Low Temp	100%			2023	\$66,900	4	\$22,500	B
Sanitary Piping Cast Iron	100%	Now	\$46,900	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
Storm Drain Piping Cast Iron	100%	Now	\$30,100	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
Sump Pump(s) Rigid Piping	100%	Now	\$10,500	2033	**	4	\$1,600	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression Standpipe Generic	100%			2043	**	1-5	\$119,000	B
Sprinkler Generic	100%			2043	**	1-2	\$63,800	B
Fire Pump Generic	100%			2032	**	1	\$42,500	B

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : PARK SLOPE ARMORY
Address : 1402 8TH AVENUE
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 : 19-Nov-2009 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1102 **Lot** : 12 **BIN** : 3026581

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$46,400	\$484,000
Interior Architecture	\$57,000	\$2,860,200
Electrical	\$281,800	\$207,500
Mechanical	\$111,800	\$50,300
Total	\$496,900	\$3,601,900
Priority A	\$46,400	\$484,000
Priority B	\$393,600	\$257,700
Priority C	\$57,000	\$2,860,200
Total	\$496,900	\$3,601,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$20,300		\$10,900	\$37,100
Interior Architecture	\$7,600	\$20,900	\$24,700	
Electrical	\$21,700	\$500		\$6,700
Mechanical	\$51,300	\$29,100	\$44,500	\$86,400
Total	\$100,800	\$50,500	\$80,100	\$130,200
Priority A	\$20,300		\$10,900	\$37,100
Priority B	\$80,600	\$29,600	\$59,700	\$93,100
Priority C		\$20,900	\$9,500	
Total	\$100,800	\$50,500	\$80,100	\$130,200



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
PARK SLOPE ARMORY
Asset # : 4453

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
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	A
Masonry: Brick	3%			LIFE	**	5	\$9,700	A
<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	A
Windows								
Aluminum	100%			2043	**	5	\$21,800	A
Parapets								
Copper/Terne	10%			2056	**	5	\$40,500	A
Masonry: Brick	85%			LIFE	**	5	\$71,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$26,400	A
Roof								
Asphalt Shingle	80%			2034	**	10	\$49,500	A
Copper/Terne	5%			2056	**	10	\$46,400	A
Modified Bitumen	5%			2029	**	10	\$18,600	A
Single Ply Membrane	5%			2029	**	10	\$18,600	A
Skylight, Metal/Glass	5%			2041	**	10	\$61,900	A
Interior								
Floors								
Vinyl Tile	55%			2029	**	3	\$62,600	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2021	\$671,600	3	\$28,500	C
Wood	20%			2024	\$2,084,200	5	\$113,900	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$14,200	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$14,200	C
Masonry: Brick	75%			LIFE	**			C
Wood	5%			LIFE	**	5	\$47,500	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2026	**	5	\$15,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 9</i>								
AcousTileSusp.Lay-In	10%			2038	**	5	\$30,400	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%			LIFE	**	5	\$6,800	B
Exposed Struc: Steel	50%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								
Exposed Struc: Wood	30%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%	0-2	\$4,000	2051	**	5	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$132,900	2051	**	5	\$2,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2021	\$27,900	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	20%			2037	**	5	\$1,100	B
Molded Case Bkrs	80%			2020	\$80,600	5	\$4,200	B
Wiring								
Braided Cloth	80%	2-4	\$8,500	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2041	**	1		B
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$700	B
Locally Mounted	50%			2019	\$6,100	5	\$700	B

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
PARK SLOPE ARMORY
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,000	LIFE	**	5	\$3,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$89,700	10	\$37,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fl</i>								
Fluorescent	80%			2026	**	10	\$148,900	B
<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%			2021	\$15,300	1		B
Exit, Service	50%			2026	**	1		B
Exterior Lighting								
HID	100%			2016	\$7,500	10	\$600	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$201,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$68,400	2041	**	4	\$10,000	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$65,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$43,400	1		B
No Component	90%							D
Ventilation								

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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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
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	\$113,200	B
Exhaust Fans								
Interior	50%			2021	\$4,100	2	\$3,100	B
Roof	50%			2016	\$22,500	2	\$3,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	50%			2019	\$24,600	2	\$1,500	B
Oil Fired	50%			2019	\$32,700	1	\$3,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2026	* *	1	\$12,400	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : POWERS FAMILY OVERNIGHT (PATH)
Address : 346 POWERS AVENUE @ E.142 ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0052.000 / 1948 **Yr Built/Renovated** : 1989 /
Area Sq Ft : 67,418 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$717,600	\$140,000
Interior Architecture	\$512,700	\$858,200
Electrical	\$54,700	
Mechanical	\$64,500	\$295,900
Total	\$1,349,500	\$1,294,000
Priority A	\$717,600	\$140,000
Priority B	\$396,600	\$395,000
Priority C	\$235,200	\$759,000
Total	\$1,349,500	\$1,294,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$33,400		\$6,500
Interior Architecture			\$14,300	
Electrical	\$1,500	\$2,200	\$1,500	\$1,800
Mechanical	\$12,300	\$6,700	\$15,400	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,800	\$46,200	\$35,100	\$18,900
Priority A		\$33,400		\$6,500
Priority B	\$17,800	\$12,800	\$20,900	\$12,400
Priority C			\$14,300	
Total	\$17,800	\$46,200	\$35,100	\$18,900



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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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%	0-2	\$236,500	LIFE	**	5	\$82,700	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
Window Wall	3%			2044	**	5	\$9,600	A
Windows								
Aluminum	100%	0-2	\$90,900	2040	**	5	\$2,900	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2044	**	5	\$3,500	A
Metal Rail	90%			2037	**	5-10	\$145,800	A
Roof								
Metal Panel	25%			2037	**	10	\$33,400	A
Modified Bitumen	75%	Now	\$301,700	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facade Over Room 330 And 340</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$5,000	C
Vinyl Tile	95%			2024		3	\$35,300	C
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,700	C
Glass: Single Pane	3%			LIFE	**	5	\$2,700	C
Plaster	87%	Now	\$235,200	LIFE	**	5	\$30,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								

Note : 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
POWERS FAMILY OVERNIGHT (PATH)
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	80%	Now	\$228,100	LIFE	**	5	\$99,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
Plaster	20%	Now	\$49,300	LIFE	**	5	\$12,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2044	**	5	\$200	B
Fused Disc Sw	30%			2044	**	5	\$100	B
<hr/>								
Raceway								
Conduit	70%			2044	**	1		B
Conduit	30%			2050	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	B
Molded Case Bkrs	85%			2040	**	5	\$1,500	B
<hr/>								
Wiring								
Thermoplastic	30%			2050	**	1		B
Thermoplastic	70%			2044	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$500	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
<hr/>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	90%			2029	**	10	\$54,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2032	**	10	\$6,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting Emergency, Battery	50%			2024		10	\$8,000	B
Exit, Service	50%			2024		1	\$4,600	B
Exterior Lighting HID	100%			2024		10	\$200	B
Alarm								
Fire/Smoke Detection No Component	60%							D
Generic	40%			2029	**	1-3	\$16,600	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2044	**	1		B
Conversion Equipment Hot Water Boiler	100%	Now	\$2,800	2029	**	1	\$29,500	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Room, 1 Of 5 Heat Exchange Sections Leaking On 1 Of 2 Boilers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Gas Fired Hot Water Boilers</i>						
Distribution Hot Wtr Piping/Pump	100%			2032	**	4	\$4,900	B
Terminal Devices Convactor/Radiator	80%			2029	**	1	\$17,100	B
Fan Coil Unit/Heat	20%			2024		1	\$4,300	B
Air Conditioning								
Energy Source Electricity	100%			2032	**	1		B
Conversion Equipment Ext Pkg Unit - Cooling	20%			2024		2	\$800	B
Window/Wall Unit	50%			2019		1	\$64,500	B
No Component	30%							D

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2024	\$17,600	2	\$9,200	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,900	B
Exhaust Fans								
Roof	100%			2024	\$49,900	2	\$2,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$18,600	B
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 10-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7,ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$206,900
Interior Architecture	\$43,100	\$185,100
Electrical		\$70,400
Total	\$43,100	\$462,400
Priority A		\$206,900
Priority B	\$43,100	\$113,500
Priority C		\$142,000
Total	\$43,100	\$462,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture			\$15,300	
Interior Architecture			\$21,000	
Electrical	\$8,400	\$8,400	\$19,600	\$8,400
Mechanical	\$97,900	\$14,500	\$35,200	\$26,800
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$133,000	\$49,600	\$117,800	\$61,900
Priority A			\$15,300	
Priority B	\$133,000	\$49,600	\$81,500	\$61,900
Priority C			\$21,000	
Total	\$133,000	\$49,600	\$117,800	\$61,900



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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	A
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$206,900	A
<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	A
Window Wall	5%			2053	**	5	\$6,200	A
Windows								
Aluminum	100%			2048	**	5		A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Windows Are Fixed.</i>								
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	A
<i>Other Observation, Extent : Moderate, 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	A
<i>Other Observation, Extent : Moderate, 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	A
Metal Rail	15%			2043	**	5-10	\$8,400	A
Roof								
IRMA/Protected Membrane	95%			2033	**	10	\$27,200	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Conference Room On Seven Floor</i>								
Roll Roofing	5%			2025		5	\$2,400	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	C
Ceramic Tile	5%			2038	**	5	\$5,700	C
Terrazzo	10%			LIFE	**	5	\$9,000	C
Vinyl Tile	75%			2033	**	3	\$32,300	C
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$14,800	C
Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	C
Fiberglass Panel	5%			LIFE	**			C
Glass: Single Pane	20%			LIFE	**	5	\$44,400	C
Gypsum Board	55%			LIFE	**	5	\$97,600	C

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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$86,100	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Conference Room On Seven Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,800	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$14,400	B
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 Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$2,000	B
Raceway								
Conduit	100%			2053	**	1		B
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$2,000	B
Wiring								
Thermoplastic	100%			2053	**	1		B
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	B
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$29,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Ratings</i>								
Batteries								
Lead/Acid	100%			2018		5	\$2,800	B

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

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage Day Tank	50%			2048	**	5	\$7,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2063	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 800 Gallons Capacity</i>								
Lighting								
Interior Lighting Fluorescent	30%			2033	**	10	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	70%			2033	**	10	\$49,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		B
Exit, Service	50%			2033	**	1		B
Exterior Lighting								
HID	100%			2033	**	10	\$200	B
Lightning Protection								
Arresters/Cabling Generic	100%			2063	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Type</i>								
Alarm								
Security System								
No Component	60%							D
Generic	40%			2033	**	1	\$11,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2033	**	1-3	\$47,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2049	**	1		B

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

Asset # : 4448

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$37,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$18,300	2045	**	4	\$3,800	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : V A V Box & B M S Control System</i>						
<hr/>								
Terminal Devices								
Air Handler	70%			2031	**	1	\$33,200	B
Convactor/Radiator	30%			2040	**	1	\$7,400	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		B
<hr/>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$29,000	2027	**	2	\$3,800	B
		<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Refrigerant Leaks - A C Room</i>						
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : A C Room</i>						
<hr/>								
Heat Rejection								
Water Cool Tower	100%	Now	\$4,200	2027	**	2	\$61,800	B
		<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Bearing Defects</i>						
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$31,400	LIFE	**	2-5	\$42,800	B
		<i>Unbalanced System, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : B M S, Air Damper & Intake Louver Defects - Various Locations</i>						
<hr/>								
Exhaust Fans								
Interior	60%			2031	**	2	\$1,400	B
Roof	40%			2031	**	2	\$900	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
<hr/>								
Water Heater								
Gas Fired	100%			2022	\$16,900	2	\$1,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

Asset # : 4448

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	<i>Other Observation, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : B-7, P H</i>							
	<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>							
Hydraulic	10%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : B-1</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$40,100	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$21,500	B
Fire Pump								
Generic	100%			2036	* *	1	\$14,300	B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,9,11,16,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$425,600	\$294,400
Interior Architecture	\$83,600	\$117,500
Electrical		\$284,000
Mechanical		\$112,800
Total	\$509,200	\$808,600
Priority A	\$425,600	\$294,400
Priority B		\$462,300
Priority C	\$83,600	\$52,000
Total	\$509,200	\$808,600

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,700	\$19,300	\$5,500	\$1,100
Interior Architecture	\$18,700	\$23,000		\$12,100
Electrical	\$14,600	\$100		\$30,200
Mechanical	\$72,000	\$15,000	\$15,900	\$21,000
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$174,300	\$110,700	\$74,700	\$117,700
Priority A	\$15,700	\$19,300	\$5,500	\$1,100
Priority B	\$139,900	\$68,400	\$69,200	\$112,600
Priority C	\$18,700	\$23,000		\$4,000
Total	\$174,300	\$110,700	\$74,700	\$117,700



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
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	A
Masonry: Brick	85%	Now	\$425,600	LIFE	**	5	\$148,800	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North And South Facades, Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Along Catwalk Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	5%			LIFE	**	5	\$8,800	A
<i>Recent Construction, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Windows								
Aluminum	15%			2043	**	5	\$1,800	A
Aluminum	85%			2037	**	5	\$10,000	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,400	A
Masonry: Brick	85%			LIFE	**	5	\$2,600	A
Metal Rail	5%			2034	**	5-10	\$2,800	A
Roof								
Copper/Terne	50%	Now	\$10,100	2036	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mansard Roof At South Facade</i>								
Metal Panel	10%			2038	**	10	\$4,600	A
Modified Bitumen	10%	Now	\$1,400	2026	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
Modified Bitumen	17%			2026	**	10	\$4,200	A
Roll Roofing	10%			2017		5	\$4,200	A
Skylight, Metal/Glass	3%			2047	**	10	\$2,500	A
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
REGENT FAMILY RESIDENCE
Asset # : 4444

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2020	\$195,000	3	\$24,200	C
Carpet	5%			2022	\$97,500	3	\$16,100	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Rooms On 4th Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$17,600	C
Ceramic Tile	5%			2030	**	5	\$8,100	C
Steel Plate	1%	Now	\$83,600	LIFE	**	1		C
<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%			2026	**	3	\$26,600	C
Vinyl Tile	30%			2029	**	3	\$18,100	C
Interior Walls								
Gypsum Board	45%			LIFE	**	5	\$52,000	C
Marble Panels	5%			LIFE	**			C
Plaster	10%	Now	\$14,700	LIFE	**	5	\$5,800	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exit Stair, Basement</i>								
Plaster	40%			LIFE	**	5	\$23,100	C
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$16,100	B
Exposed Concrete	10%			LIFE	**	5	\$2,500	B
Gypsum Board	15%			LIFE	**	5	\$30,200	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitories Facing Catwalk Roof</i>								
Plaster	10%			LIFE	**	5	\$10,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Skylight In Stair B, Basement</i>								
Plaster	55%			LIFE	**	5	\$55,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$500	B
<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%			2031	**	5	\$500	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	85%			2021	\$9,000	1		B
Conduit	10%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2020	\$3,400	5	\$300	B
Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	10%			2029	**	5	\$300	B
Molded Case Bkrs	70%			2020	\$24,100	5	\$2,000	B
Molded Case Bkrs	5%			2037	**	5	\$100	B
Wiring								
Braided Cloth	80%	2-4	\$13,100	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2031	**	1		B
Thermoplastic	10%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2019	\$19,900	5	\$600	B
Locally Mounted	20%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$195,100	10	\$88,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And Cfl</i>								
Fluorescent	10%			2029	**	10	\$9,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$7,400	1		B
Exit, Service	50%			2021	\$7,400	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2041	**	1		B

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment Steam Boiler	100%			2026	* *	1	\$106,600	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilet Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	100%			2031	* *	4	\$5,300	B
Terminal Devices Convactor/Radiator	100%			2026	* *	1	\$34,800	B
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		B
Conversion Equipment Window/Wall Unit	2%			2019		1	\$4,200	B
No Component	98%							D
Ventilation								
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$6,000	B
No Component	90%							D
Exhaust Fans Interior	100%	Now	\$33,800	2021	\$112,800	2	\$2,600	B
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	* *	1		B
Water Heater Gas Fired	100%			2016	\$23,700	2	\$1,600	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,500	4	\$2,500	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-18</i>							
	<i>Explanation : 3 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.

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 10-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$50,400
Total		\$50,400
Priority C		\$50,400
Total		\$50,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$7,600	\$700		
Interior Architecture	\$7,000		\$800	\$15,500
Electrical	\$1,000			\$200
Mechanical	\$9,600	\$2,800	\$4,400	\$35,800
Total	\$25,300	\$3,500	\$5,200	\$51,500
Priority A	\$7,600	\$700		
Priority B	\$13,200	\$2,800	\$4,400	\$36,100
Priority C	\$4,500		\$800	\$15,500
Total	\$25,300	\$3,500	\$5,200	\$51,500



*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
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,700	A
Masonry: Brick	35%			LIFE	**	5	\$8,000	A
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$12,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	A
Windows								
Aluminum	90%			2037	**	5	\$1,400	A
Metal Clad	10%	0-2	\$7,600	2046	**	5	\$500	A
<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								
Under Construction	100%							D
Roof								
Skylight, Metal/Glass	5%			2041	**	10	\$2,500	A
Under Construction	95%							D
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$1,300	C
Quarry Tile	20%			2034	**	5	\$7,500	C
Vinyl Tile	25%			2021	\$50,400	3	\$2,300	C
Wood	50%			2049	**	5	\$23,400	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$6,000	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,200	C
Gypsum Board	50%			LIFE	**	5	\$9,000	C
Plaster	20%	Now	\$4,500	LIFE	**	5	\$1,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2026	**	5	\$5,000	B
Gypsum Board	80%			LIFE	**	5	\$25,000	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 200a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$32,900	10	\$15,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,200	1		B
Exit, Service	50%			2021	\$1,200	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units - Multi Temp</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
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,200	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Hw Pump Connections</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$5,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	15%			2019	\$30,600	2	\$200	B
Window/Wall Unit	25%			2016	\$8,100	1		B
No Component	60%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$3,300	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	B
Exhaust Fans								
Roof	30%			2021	\$3,800	2	\$200	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,700	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$1,000	B
Fixtures								
Generic	100%							B

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 / 2009
Area Sq Ft : 16,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 10-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$37,900
Total		\$37,900
Priority C		\$37,900
Total		\$37,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$7,100	\$700		
Interior Architecture	\$15,500		\$600	\$15,800
Electrical	\$100			\$200
Mechanical	\$9,000	\$1,800	\$2,700	\$24,100
Total	\$31,800	\$2,500	\$3,300	\$40,100
Priority A	\$7,100	\$700		
Priority B	\$10,900	\$1,800	\$2,700	\$24,300
Priority C	\$13,800		\$600	\$15,800
Total	\$31,800	\$2,500	\$3,300	\$40,100



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
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	A
Masonry: Brick	45%			LIFE	**	5	\$9,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$9,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	A
Windows								
Aluminum	90%			2037	**	5	\$1,300	A
Metal Clad	10%	0-2	\$7,100	2046	**	5	\$500	A
<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								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Quarry Tile	20%			2034	**	5	\$7,100	C
Vinyl Tile	20%			2021		3	\$1,800	C
Vinyl Tile	5%	0-2	\$9,500	2031	**	3	\$400	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Security Room</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Corridor And Offices</i>								
Wood	55%			2049	**	5	\$24,300	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$5,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	50%			LIFE	**	5	\$8,400	C
Plaster	20%	Now	\$4,300	LIFE	**	5	\$1,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$3,500	B
Gypsum Board	85%			LIFE	**	5	\$25,000	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 400a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$31,000	10	\$14,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, Service	50%			2021	\$1,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$7,800	B
<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%			2029	**	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$5,100	B
Air Conditioning								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2037	* *	1	
Conversion Equipment							
Int Pkg Unit - Cooling	10%			2019	\$19,200	2	\$100
Window/Wall Unit	25%			2016	\$7,700	1	
No Component	65%						
Distribution							
Ductwork/Diffusers	10%			LIFE	* *	2	\$2,000
No Component	90%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2019	\$3,500	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$1,600
Backflow Preventer							
Generic	100%			2026	* *	1	\$1,000
Fixtures							
Generic	100%						

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

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

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$185,400	\$54,400
Interior Architecture	\$195,800	\$43,100
Electrical		\$49,300
Mechanical	\$257,900	\$685,900
Total	\$639,100	\$832,700
Priority A	\$185,400	\$54,400
Priority B	\$354,800	\$735,200
Priority C	\$98,900	\$43,100
Total	\$639,100	\$832,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$40,800			
Interior Architecture	\$49,200		\$7,100	
Electrical	\$6,200	\$500	\$1,100	\$500
Mechanical	\$29,900	\$12,000	\$18,000	\$15,500
Total	\$126,100	\$12,500	\$26,200	\$16,000
Priority A	\$40,800			
Priority B	\$36,100	\$12,500	\$19,100	\$16,000
Priority C	\$49,200		\$7,100	
Total	\$126,100	\$12,500	\$26,200	\$16,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$77,800	LIFE	**	5	\$54,400	A
<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>								
Windows								
Aluminum	100%	0-2	\$29,000	2041	**	5	\$1,800	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$16,200	A
Masonry: Brick	90%	Now	\$56,400	LIFE	**	5	\$5,200	A
<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>								
Roof								
Modified Bitumen	100%	Now	\$51,300	2030	**			A
<i>Alligating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$9,400	LIFE	**	5	\$6,900	C
<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	\$11,600	2034	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%			2030	**	3	\$21,300	C
Interior Walls								
Ceramic Tile	5%	Now	\$98,900	2040	**	5	\$1,900	C
<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	\$28,200	LIFE	**	5	\$43,100	C
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	0-2	\$97,000	2030	**	5	\$31,600	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 3000 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$200	B
<hr/>								
Raceway								
Conduit	95%			2035	**	1		B
Conduit	5%			2045	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	5%			2024	\$600	5	\$100	B
Molded Case Bkrs	85%			2033	**	5	\$1,000	B
Molded Case Bkrs	10%			2047	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	90%			2035	**	1		B
Thermoplastic	10%			2045	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2023	\$9,600	5	\$300	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	58%			2025	\$49,300	10	\$22,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2030	**	10	\$15,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2030	**	10	\$800	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</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
SAMARITAN FORBELL
Asset # : 3016

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2020	\$7,300	10	\$5,100	B
Exit, Service	50%			2020	\$2,900	1		B
Exterior Lighting								
HID	100%			2025	\$1,500	10	\$100	B

Alarm

Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$4,800	B
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B

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

Heating

Energy Source								
Electricity	100%			2035	**	1		B
Conversion Equipment								
Radiant Heater	100%			2020	\$176,300	2	\$19,600	B
Terminal Devices								
Air Handler	100%			2020	\$215,900	1	\$26,100	B

Air Conditioning

Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2019	\$257,900	2	\$1,300	B
Ext Pkg Unit - Heating/Cooling	50%			2025	\$132,000	2	\$1,300	B
Heat Rejection								
Remote Air Cond	25%			2025	\$59,800	2	\$7,400	B
Remote Air Cond	25%			2025	\$59,800	2	\$7,400	B
No Component	50%							D

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,300	B
Exhaust Fans								
Interior	95%			2020	\$42,100	2	\$1,200	B
Roof	5%			2020	\$1,600	2	\$100	B

Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		B
Water Heater								
Electric	50%			2020	\$3,100	4	\$200	B
Electric	50%			2018	\$3,100	4	\$200	B

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sewage Ejector(s)							
Electric	100%			2033	* *	4	\$2,500 B
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
Fire Suppression							
Sprinkler							
Generic	100%			2035	* *	1-2	\$11,800 B
Chemical System							
Generic	100%			2020	\$24,800	1-3	\$55,000 B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$35,100	
Electrical			\$233,700
Total		\$35,100	\$233,700
Priority A		\$35,100	
Priority B			\$233,700
Total		\$35,100	\$233,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$81,400	\$2,500		
Interior Architecture	\$39,300		\$11,400	\$8,400
Electrical	\$3,700	\$1,500	\$2,400	\$1,500
Mechanical	\$13,000	\$6,600	\$6,900	\$11,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$141,400	\$14,500	\$24,700	\$25,200
Priority A	\$81,400	\$2,500		
Priority B	\$25,600	\$12,000	\$22,200	\$16,800
Priority C	\$34,400		\$2,500	\$8,400
Total	\$141,400	\$14,500	\$24,700	\$25,200



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$17,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : At Cornices And Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$39,300	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$13,400	LIFE	**	5	\$800	A
<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	A
Parapets								
Masonry: Brick	55%			LIFE	**	5-10	\$41,200	A
<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	\$9,100	2030	**	5	\$11,600	A
<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	\$17,000	2030	**	5	\$8,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Third Floor Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	45%			2025		10	\$4,000	A
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Fourth Floor</i>								
Panel/Paver: Cer/Brk	50%	Now	\$10,400	2035	**			A
<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	A

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$10,800	C
Ceramic Tile	5%			2034	**	5	\$1,200	C
Terrazzo	5%			LIFE	**	5	\$1,900	C
Vinyl Tile	80%			2030	**	3	\$7,400	C
Interior Walls								
Ceramic Tile	25%			2034	**	5	\$15,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,500	C
Gypsum Board	10%			LIFE	**	5-10	\$10,500	C
Marble Panels	5%			LIFE	**	10	\$1,200	C
Plaster	55%			LIFE	**	5-10	\$29,000	C
Ceilings								
AcousTileSusp.Lay-In	80%			2038	**	5	\$17,900	B
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Third Floor Dormitories</i>						
Plaster	20%			LIFE	**	5-10	\$7,700	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	B
		<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	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Fused Disc Sw	20%			2033	**	5	\$100	B
Molded Case Bkrs	80%			2033	**	5	\$400	B
Wiring								
Thermoplastic	100%			2035	**	1		B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
		<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	B

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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
SCCW CENTRAL
Asset # : 4443

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2028	* *	1	\$7,000	B
<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%			2018	\$700	5	\$4,000	B
Fuel Storage								
Main Tank	100%			2040	* *	5	\$500	B
<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	\$800	10	\$300	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	98%			2025	\$39,000	10	\$16,200	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2025	\$1,100	1		B
Emergency, Battery	10%			2025	\$700	10	\$400	B
Exit, Service	50%			2025	\$1,400	1		B
Exterior Lighting								
HID	100%			2025	\$700	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$17,000	1	\$2,000	B
<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	\$193,900			B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2035	* *	5	\$5,600	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Steam Boiler	100%			2030	**	1	\$17,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	100%			2035	**	4	\$900	B
Terminal Devices								
Convactor/Radiator	100%			2030	**	1	\$5,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Window/Wall Unit	65%			2020		1		B
No Component	35%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,200	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2025		2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	**	1		B
Water Heater								
Gas Fired	100%			2024		2	\$300	B
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2020		4	\$2,500	B
Backflow Preventer								
Generic	100%			2033	**	1	\$1,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Floors B-4</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Fire Pump								
Generic	100%			2028	* *	1	\$3,400	B
Chemical System								
Generic	100%			2020	\$27,200	1-3	\$55,000	B

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$660,000	\$106,200
Interior Architecture	\$700,200	\$508,400
Electrical		\$986,300
Mechanical		\$221,000
Total	\$1,360,200	\$1,821,900
Priority A	\$660,000	\$106,200
Priority B	\$200,600	\$1,321,900
Priority C	\$499,600	\$393,700
Total	\$1,360,200	\$1,821,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$54,300			
Interior Architecture	\$64,500			\$10,000
Electrical	\$900	\$1,100	\$1,900	\$1,100
Mechanical	\$31,500	\$8,800	\$12,500	\$6,900
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$156,100	\$14,800	\$19,300	\$22,900
Priority A	\$54,300			
Priority B	\$62,300	\$14,800	\$19,300	\$12,900
Priority C	\$39,400			\$10,000
Total	\$156,100	\$14,800	\$19,300	\$22,900



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

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

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

Asset # : 2595

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$147,200	LIFE	**	5	\$51,500	A
<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 & C Line At East Facade</i>								
Masonry: Brick	50%	Now	\$156,600	LIFE	**	5	\$54,800	A
<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	\$4,900	A
Windows								
Aluminum	95%	Now	\$55,500	2041	**	5	\$3,500	A
<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>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Clad	5%	Now	\$18,100	2050	**	5	\$1,100	A
<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	**	5-10	\$18,900	A
Masonry: Brick	30%			LIFE	**	5-10	\$14,200	A
<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	A
Pre-Cast Concrete	5%			LIFE	**	5	\$4,300	A

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

Asset # : 2595

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$300,700	2035	**			A
<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	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$25,100	C
Ceramic Tile	10%			2034	**	5	\$11,500	C
Vinyl Tile	30%			2025	\$277,100	3	\$17,200	C
Wood	55%	Now	\$394,100	2040	**	5	\$59,100	C
<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	**	5-10	\$163,000	C
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments 5b And 5c</i>								
Plaster	30%			LIFE	**	5-10	\$34,900	C
Ceilings								
Gypsum Board	80%			LIFE	**	5-10	\$315,200	B
Plaster	20%			LIFE	**	5-10	\$39,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	B
<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	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$2,100	B

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2595

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	**	1		B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
<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	\$15,400	10	\$7,000	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	20%			2025	\$30,800	10	\$14,000	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, Staircases</i>								
Incandescent	70%			2025	\$107,900	2	\$1,200	B
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$9,200	B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	100%			2025	\$2,600	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2025	\$67,100	1	\$8,700	B
<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	\$765,100			B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		B

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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 Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2023	\$163,300	1	\$37,900	B
		<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	\$5,700	B
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$24,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020	\$14,900	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$67,600	B
Exhaust Fans								
Roof	100%			2025	\$57,700	2	\$2,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$16,900	2	\$1,100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B - G</i>						
		<i>Explanation : 1 Freight</i>						
No Component	90%							D
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2035	* *	1-2	\$1,100	B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Interior Architecture		\$288,700
Mechanical		\$182,000
Total		\$470,700
Priority B		\$182,000
Priority C		\$288,700
Total		\$470,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Interior Architecture	\$89,600			\$6,800
Electrical	\$700	\$300	\$300	\$300
Mechanical	\$14,100	\$7,700	\$7,100	\$6,800
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$128,100	\$31,700	\$31,200	\$37,600
Priority B	\$74,400	\$31,700	\$31,200	\$30,800
Priority C	\$53,700			\$6,800
Total	\$128,100	\$31,700	\$31,200	\$37,600



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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 Code
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	\$18,400	C
Ceramic Tile	5%			2034	**	5	\$2,100	C
Vinyl Tile	85%			2025	\$288,700	3	\$17,900	C
Interior Walls								
Cast in Place Concrete	5%	Now	\$15,100	LIFE	**			C
<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	C
Plaster	90%			LIFE	**	5-10	\$38,500	C
Ceilings								
AcousTileSusp.Lay-In	45%			2030	**	5	\$19,000	B
Exposed Concrete	5%	Now	\$12,900	LIFE	**	5	\$300	B
<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	**	5-10	\$36,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$800	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Lighting								
Interior Lighting								
Fluorescent	30%			2030	**	10	\$7,700	B
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	70%			2030	**	10	\$18,100	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Rooms</i>								
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$3,400	B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	100%			2030	**	10	\$100	B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Alarm

Security System

No Component

70%

Generic

30%

2030

**

1

\$3,200

D

B

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

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection

Generic, Digital

100%

2030

**

B

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

Heating

Energy Source

Interruptible Gas/Dual Fuel

100%

2035

**

1

B

Conversion Equipment

Steam Boiler

100%

2023

\$129,900

1

\$27,900

B

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

Location : Boiler Room

Explanation : 2 Units

Distribution

Steam Piping/Pump

100%

2035

**

4

\$1,400

B

Terminal Devices

Convactor/Radiator

100%

2030

**

1

\$9,100

B

Air Conditioning

Energy Source

Electricity

100%

2033

**

1

B

Conversion Equipment

Window/Wall Unit

95%

2020

\$52,100

1

B

No Component

5%

D

Ventilation

Distribution

Ductwork/Diffusers

50%

LIFE

**

2-5

\$12,400

B

No Component

50%

D

Exhaust Fans

Roof

50%

2025

\$10,600

2

\$400

B

No Component

50%

D

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

0-2

\$4,000

2030

**

1

B

Corroded, Extent : Severe, Area Affected : 5%

Location : Throughout

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

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*** 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 Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater Gas Fired	100%			2024	\$6,200	2	\$400	B
<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		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer Generic	100%			2025	\$2,600	1	\$1,700	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : 1 Unit B-6 & 1 Unit 1-7</i>								
<i>Explanation : 2 Units</i>								
Hydraulic	30%			LIFE	* *			C
<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	B
Sprinkler Generic	100%			2045	* *	1-2	\$7,900	B
Fire Pump Generic	100%			2028	* *	1	\$5,300	B

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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 : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$170,400	\$122,300
Interior Architecture	\$247,800	\$139,200
Electrical		\$78,000
Mechanical		\$282,400
Total	\$418,200	\$621,900
Priority A	\$170,400	\$122,300
Priority B	\$157,000	\$450,100
Priority C	\$90,800	\$49,500
Total	\$418,200	\$621,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$2,300		\$4,300	
Interior Architecture	\$35,000		\$15,500	\$2,200
Electrical	\$1,600	\$700	\$1,500	\$700
Mechanical	\$50,000	\$10,000	\$11,600	\$9,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,900	\$14,600	\$36,700	\$16,700
Priority A	\$2,300		\$4,300	
Priority B	\$75,200	\$14,600	\$17,000	\$14,400
Priority C	\$15,400		\$15,500	\$2,200
Total	\$92,900	\$14,600	\$36,700	\$16,700



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
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
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	\$130,300	A
Stucco Cement	5%			2038	**	5	\$8,600	A
Windows								
Aluminum	100%			2041	**	5	\$4,600	A
<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	A
Roof								
Built-Up (BUR)	65%			2033	**	10	\$57,100	A
Metal Panel	35%			2038	**	10	\$56,400	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,600	C
Ceramic Tile	5%			2034	**	5	\$4,500	C
Vinyl Tile	90%			2030	**	3	\$30,300	C
Interior Walls								
Ceramic Tile	10%			2028	**	5	\$10,700	C
Concrete Masonry Unit	13%			LIFE	**	5	\$11,200	C
Gypsum Board	77%			LIFE	**	5-10	\$140,400	C
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%			LIFE	**	5-10	\$246,700	B
Plaster	20%			LIFE	**	5-10	\$30,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Fused Disc Sw	5%			2033	**	5	\$100	B
Molded Case Bkrs	95%			2033	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2035	**	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	B
Lighting								
Interior Lighting								
Fluorescent	60%			2030	**	10	\$33,000	B
		<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	B
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	35%			2025	\$42,200	10	\$19,200	B
		<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	\$10,300	10	\$7,200	B
Exit, Service	50%			2025	\$4,100	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2040	**	5	\$900	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2033	**	1	\$6,800	B
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	**	1		B
Conversion Equipment								
Hot Water Boiler	50%			2038	**	1	\$14,800	B
		<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	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						

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DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$3,000	B
Terminal Devices								
Air Handler	25%	Now	\$7,700	2025	\$76,600	1	\$8,300	B
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit In Basement</i>								
Convactor/Radiator	75%			2030	**	1	\$14,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%	Now	\$17,000	2023	\$169,700	2	\$400	B
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2020	\$11,700	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$52,900	B
Exhaust Fans								
Interior	20%			2025	\$12,600	2	\$400	B
Roof	80%			2025	\$36,100	2	\$1,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2045	**			B
<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		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2025	\$5,500	1	\$3,700	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators								
Hydraulic	100%			LIFE	**			C
	<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	B

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

Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE @ SLOSSON TERR
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
Area Sq Ft : 26,134 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$54,000	
Interior Architecture	\$187,700	\$232,300
Electrical	\$51,200	\$294,500
Total	\$292,900	\$526,800
Priority A	\$54,000	
Priority B	\$169,000	\$294,500
Priority C	\$69,900	\$232,300
Total	\$292,900	\$526,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$117,900	\$5,400		\$15,300
Interior Architecture	\$69,900			\$3,600
Electrical	\$2,000	\$2,000	\$2,800	\$25,400
Mechanical	\$14,400	\$14,800	\$11,000	\$17,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$216,000	\$33,900	\$25,700	\$73,300
Priority A	\$117,900	\$5,400		\$15,300
Priority B	\$35,400	\$28,600	\$25,700	\$54,300
Priority C	\$62,800			\$3,600
Total	\$216,000	\$33,900	\$25,700	\$73,300



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

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

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

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$20,200	LIFE	**	5	\$9,400	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	15%	2-4	\$22,100	LIFE	**	5	\$3,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco</i>								
Masonry: Brick	25%	Now	\$54,000	LIFE	**	5	\$9,400	A
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Door At South Facade</i>								
Masonry: Brick	40%			LIFE	**	5	\$15,100	A
Stucco Cement	5%	Now	\$5,200	2037	**	5	\$2,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%			2037	**	5	\$9,400	A
Windows								
Aluminum	90%	Now	\$27,200	2040	**	5	\$1,100	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$12,600	2049	**	5	\$1,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stair</i>								
Parapets								
Masonry: Brick	65%	2-4	\$7,100	LIFE	**	5	\$1,300	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$700	2044	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$300	2029	**	5	\$700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2037	**	5	\$1,300	A

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%			2029	**	10	\$15,300	A
Skylight, Metal/Glass	5%	2-4	\$22,600	2034	**			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	0-2	\$14,100	2027	**	5	\$1,000	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$1,400	C
Terrazzo	15%	Now	\$25,400	LIFE	**	5	\$4,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%	2-4	\$23,200	2024	\$232,300	3	\$10,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	0-2	\$69,900	LIFE	**	5	\$13,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$117,900	2029	**	5	\$15,400	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$2,400	B
Plaster	15%	Now	\$7,200	LIFE	**	5	\$3,600	B
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$15,100	5	\$100	B
Raceway								
Conduit	100%			2024	\$2,700	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2023	\$10,300	5	\$600	B

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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
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$4,100	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Stand-by Power								
Transfer Switches								
Manual	100%			2024	\$11,000	5	\$100	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2019	\$51,200	10	\$23,300	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	1%			2024	\$500	10	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$3,100	B
Exit, Service	50%			2032	* *	1		B
Exterior Lighting								
HID	100%			2024	\$900	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2024	\$37,500	1	\$4,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Outside</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$256,600	1-3	\$16,100	B
<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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$25,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
<hr/>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$1,300	B
<hr/>								
Terminal Devices								
Convactor/Radiator	100%			2037	* *	1	\$8,300	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2019		1	\$5,000	B
No Component	90%							D
<hr/>								
Terminal Devices								
Fan Coil - Cooling	2%			2024		1	\$200	B
No Component	98%							D
<hr/>								
Heat Rejection								
Air Condenser Unit	2%			2024		2	\$400	B
No Component	98%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,300	B
<hr/>								
Exhaust Fans								
Roof	100%			2024		2	\$800	B
<hr/>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		B
<hr/>								
Water Heater								
Gas Fired	100%	Now	\$1,700	2022		2	\$300	B
	<i>Broken, Extent : Severe, Area Affected : 65%</i>							
	<i>Location : 2 Dwh Need Replacement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 3 Units</i>							
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
<hr/>								
Sump Pump(s)								
Submersible	100%			2017		4	\$2,500	B

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Asset # : 1944

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Backflow Preventer							
No Component	90%						D
Generic	10%			2029	* *	1	\$200 B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : Boilers Only</i>						
<hr/>							
Fixtures							
Generic	100%						B
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
	<i>Location : Bathtubs</i>						
<hr/>							
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B-6</i>						
	<i>Explanation : 2 Units</i>						
<hr/>							
Fire Suppression							
Sprinkler							
Generic	100%			2044	* *	1-2	\$7,200 B
<hr/>							
Chemical System							
Generic	100%			2022	\$24,800	1-3	\$55,000 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Kitchen</i>						
	<i>Explanation : Ansul-102</i>						

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 / 1993
Area Sq Ft : 55,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$163,900	\$57,300
Interior Architecture		\$233,200
Electrical		\$110,700
Total	\$163,900	\$401,200
Priority A	\$163,900	\$57,300
Priority B		\$180,100
Priority C		\$163,800
Total	\$163,900	\$401,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$47,000	\$5,500		\$3,800
Interior Architecture	\$26,800		\$1,800	
Electrical	\$1,300	\$200		\$900
Mechanical	\$15,800	\$6,300	\$8,800	\$27,800
Total	\$90,900	\$12,000	\$10,500	\$32,500
Priority A	\$47,000	\$5,500		\$3,800
Priority B	\$17,100	\$6,500	\$8,800	\$28,700
Priority C	\$26,800		\$1,800	
Total	\$90,900	\$12,000	\$10,500	\$32,500



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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$81,900	LIFE	**	5	\$28,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South And East Facades</i>								
Masonry: Brick	50%	Now	\$81,900	LIFE	**	5	\$28,600	A
<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>								
Windows								
Aluminum	90%			2037	**	5	\$11,000	A
Metal Clad	10%			2029	**	5	\$7,600	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$3,300	A
Masonry: Brick	65%			LIFE	**	5	\$6,100	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Roof								
Modified Bitumen	95%	Now	\$32,500	2026	**			A
<i>Alligating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above D-line Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$14,500	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,200	C
Ceramic Tile	20%			2030	**	5	\$11,400	C
Vinyl Tile	25%			2021	\$115,000	3	\$5,400	C
Wood	50%			2036	**	5	\$53,500	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$27,100	C
Gypsum Board	60%			LIFE	**	5	\$48,700	C
Plaster	20%			LIFE	**	5	\$8,100	C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$69,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment 4g, And D Line Apartments</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
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)**

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<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%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	35%			2021	\$38,700	10	\$17,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	65%			2021	\$72,000	2	\$800	B
Egress Lighting								
Emergency, Service	50%			2021	\$3,800	1		B
Exit, Service	50%			2021	\$3,800	1		B
Exterior Lighting								
HID	100%			2021	\$1,900	10	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$27,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Units-300,000 Btu/hr Ea</i>								

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DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)

Asset # : 4457

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$4,100	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$17,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$10,700	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,700	B
Exhaust Fans								
Interior	20%			2021	\$11,500	2	\$300	B
Roof	80%			2021	\$33,200	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$12,100	2	\$800	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 2 Units - A O Smith 100 Gallons Ea</i>				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : **19-Jul-2012** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5,6**
Block : **458** **Lot** : **11** **BIN** : **1006546**

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$254,300	\$142,700
Interior Architecture	\$472,400	\$706,700
Electrical	\$74,500	\$105,900
Mechanical	\$131,500	\$2,309,800
Total	\$932,800	\$3,265,100
Priority A	\$254,300	\$142,700
Priority B	\$678,500	\$2,460,600
Priority C		\$661,800
Total	\$932,800	\$3,265,100

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,100		\$200	
Interior Architecture	\$53,300	\$15,500	\$2,600	
Electrical	\$27,700	\$13,300	\$20,700	\$10,700
Mechanical	\$28,100	\$14,300	\$46,100	\$16,400
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$140,900	\$60,900	\$87,400	\$44,900
Priority A	\$14,100		\$200	
Priority B	\$78,700	\$45,400	\$87,200	\$44,900
Priority C	\$48,200	\$15,500		
Total	\$140,900	\$60,900	\$87,400	\$44,900



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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	\$66,300	A
Masonry: Brick	90%	Now	\$218,500	LIFE	**	5	\$76,400	A
<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 : Wall Facing Courtyard, Bulhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%			2045	**	5	\$13,700	A
Steel	5%	0-2	\$35,800	2048	**	5	\$4,500	A
<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								
Masonry: Brick	73%			LIFE	**	5	\$3,700	A
Metal Panel	2%			2043	**	5	\$400	A
Metal Rail	25%			2036	**	5-10	\$23,200	A
Roof								
Cast in Place Concrete	3%			LIFE	**			A
Modified Bitumen	92%			2031	**	10	\$26,600	A
Skylight, Plastic	5%			2036	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$20,200	LIFE	**	5	\$22,500	C
<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%			2032	**	5	\$5,100	C
Quarry Tile	5%	Now	\$28,000	2028	**	5	\$3,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%			2023		3	\$30,800	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$5,400	C
Gypsum Board	15%			LIFE	**	5	\$9,800	C
Plaster	80%			LIFE	**	5	\$26,000	C

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$10,300	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$5,100	B
Exposed Concrete	10%	Now	\$62,600	LIFE	**	5	\$1,600	B
<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	\$409,800	LIFE	**			B
<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	B

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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$30,300	5	\$300	B
Raceway								
Conduit	90%			2023	\$6,000	1		B
Conduit	10%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$2,300	5	\$200	B
Molded Case Bkrs	70%			2022	\$16,100	5	\$1,300	B
Molded Case Bkrs	20%			2031	**	5	\$400	B
Wiring								
Braided Cloth	10%	2-4	\$1,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2023	\$7,200	1		B
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	65%			2021	\$43,000	5	\$300	B
Locally Mounted	15%			2028	**	5	\$100	B
Locally Mounted	20%	0-2	\$13,200	2043	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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.

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$11,000	1	\$21,200	B
Generators								
Diesel	100%			2019	\$74,500	1	\$26,600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Emergency Generator Rated @ 200 Kw</i>					
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,500	B
Fuel Storage								
Day Tank	50%			2022	\$2,400	5	\$6,400	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 50 Gallon Tank</i>					
Main Tank	50%			2026	**	5	\$1,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 275 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	99%			2031	**	10	\$62,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2031	**	10	\$600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Service	45%			2018	\$4,300	1		B
Emergency, Battery	5%			2018	\$1,200	10	\$800	B
Exit, Service	50%			2018	\$4,700	1		B
Exterior Lighting								
HID	100%			2023	\$2,300	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$7,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Corridors</i>					
			<i>Explanation : Cctv Surveillance Camera</i>					

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

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

Alarm

Fire/Smoke Detection
Generic

100%	2031	**	1-3	\$43,600	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%	2033	**	5	\$21,200	B
------	------	----	---	----------	---

Conversion Equipment

Steam Boiler

100%	2021	\$316,400	1	\$67,900	B
------	------	-----------	---	----------	---

Other Observation, Extent : Light, Area Affected : 100%
Location : Sub Basement
Explanation : 3 Units - Replacement Project Has Just Started

Distribution

Steam Piping/Pump

100%	Now	\$45,400	2033	**	4	\$3,400	B
------	-----	----------	------	----	---	---------	---

Corroded, Extent : Severe, Area Affected : 50%
Location : Basement
Steam Traps Faulty, Extent : Severe, Area Affected : 50%
Location : Throughout

Terminal Devices

Convactor/Radiator

100%	2021	\$614,000	1	\$22,200	B
------	------	-----------	---	----------	---

Air Conditioning

Energy Source

Electricity

100%	2031	**	1		B
------	------	----	---	--	---

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

15%	2021	\$194,200	2	\$600	B
-----	------	-----------	---	-------	---

R-22 Refrigerant, Extent : Light, Area Affected : 15%
Location : 4th Floor

Window/Wall Unit

5%	2018	\$6,700	1		B
----	------	---------	---	--	---

No Component

80%					D
-----	--	--	--	--	---

Ventilation

Distribution

Ductwork/Diffusers

10%	LIFE	**	2-5	\$3,800	B
-----	------	----	-----	---------	---

No Component

90%					D
-----	--	--	--	--	---

Exhaust Fans

Roof

10%	2018	\$5,200	2	\$200	B
-----	------	---------	---	-------	---

Wall Unit

15%	2023	\$14,800	2	\$300	B
-----	------	----------	---	-------	---

No Component

75%					D
-----	--	--	--	--	---

Plumbing

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DEPT. OF HOMELESS SERVICES - 071
THIRD STREET SHELTER
Asset # : 1956

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2023	\$97,100	1		B
Galv Iron/Steel	50%	Now	\$4,900	2021	\$97,100	1		B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sub Basement And Water Main</i>							
HW Heat Exchanger								
Low Temp	100%			2023	\$20,200	4	\$6,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,500	2033	* *	4	\$1,600	B
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<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%			2023	\$232,000	1-5	\$34,600	B
Sprinkler								
Generic	100%	Now	\$37,900	2023	\$759,000	1-2	\$16,700	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Fire Pump								
Generic	100%	Now	\$2,400	2019	\$48,200	1	\$11,500	B
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 23-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$376,900
Interior Architecture	\$218,200	\$113,200
Electrical		\$164,700
Mechanical	\$194,900	
Total	\$413,000	\$654,800
Priority A		\$376,900
Priority B	\$194,900	\$230,500
Priority C	\$218,200	\$47,500
Total	\$413,000	\$654,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$32,600	\$2,900		
Interior Architecture	\$15,900	\$4,500		
Electrical	\$500	\$100		\$900
Mechanical	\$6,200	\$7,400	\$12,000	\$5,800
Total	\$55,200	\$14,900	\$12,000	\$6,800
Priority A	\$32,600	\$2,900		
Priority B	\$13,900	\$7,500	\$12,000	\$6,800
Priority C	\$8,800	\$4,500		
Total	\$55,200	\$14,900	\$12,000	\$6,800



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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$82,200	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, Bulkheads</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Brick	5%	Now	\$6,500	LIFE	**	5	\$4,600	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
Metal Panel	2%			2041	**	5-10	\$12,600	A
Pre-Cast Concrete	3%			LIFE	**	5	\$8,900	A
Windows								
Aluminum	95%			2037	**	5	\$5,800	A
Metal Clad	5%	0-2	\$15,100	2046	**	5	\$1,000	A
<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								
Masonry: Brick	95%			LIFE	**	5	\$5,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco Over Brick</i>								
Pre-Cast Concrete	5%	Now	\$1,000	LIFE	**	5	\$1,800	A
<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>								
Roof								
Modified Bitumen	95%			2021	\$245,600	10	\$44,500	A
Skylight, Metal/Glass	5%	Now	\$6,600	2031	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								
Interior								
Floors								
Carpet	2%			2020	\$23,100	3	\$2,900	C
Cast in Place Concrete	5%			LIFE	**	5	\$10,500	C
Ceramic Tile	10%	Now	\$8,800	2030	**	5	\$4,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Vinyl Tile	30%			2026	**	3	\$10,800	C
Wood	53%	0-2	\$158,400	2036	**	5	\$47,500	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$59,800	2036	**	5	\$1,100	C
<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%			2030	**	5	\$9,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	C
Gypsum Board	50%			LIFE	**	5	\$34,300	C
Plaster	35%			LIFE	**	5	\$12,000	C
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$14,300	B
Exposed Concrete	5%			LIFE	**	5	\$700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	55%			LIFE	**	5	\$65,700	B
Plaster	20%			LIFE	**	5	\$11,900	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Molded Case Bkrs	95%			2029	**	5	\$1,600	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

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

Lighting

Interior Lighting

Fluorescent

64%

2021

\$82,300

10

\$37,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T12 Lamps*

HID

1%

2021

\$200

10

B

Incandescent

35%

2021

\$45,000

2

\$500

B

Egress Lighting

Emergency, Battery

40%

2021

\$8,800

10

\$6,200

B

Exit, Battery

60%

2021

\$26,400

10

\$2,600

B

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

B

Conversion Equipment

Hot Water Boiler

100%

2034

* *

1

\$31,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 11 Hydrotherm Units, 4 Are Used To Supply Domestic Hot Water*

Distribution

Hot Wtr Piping/Pump

100%

2029

* *

4

\$4,700

B

Terminal Devices

Convactor/Radiator

100%

2026

* *

1

\$20,600

B

Air Conditioning

Energy Source

Electricity

100%

2037

* *

1

B

Conversion Equipment

Int Pkg Unit - Cooling

25%

2019

\$194,900

2

\$1,000

B

No Component

75%

D

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$35,600

B

Exhaust Fans

Interior

20%

2026

* *

2

\$400

B

Roof

80%

2026

* *

2

\$1,600

B

Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2026

* *

1

B

Water Heater

Gas Fired

100%

2020

\$14,100

2

\$900

B

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

B

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVE. FAMILY RESIDENCE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$3,900	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE
Borough : MANHATTAN **Agency's Number** : FM07
Program / Asset # : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 1978
Area Sq Ft : 91,283 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$1,666,900	\$157,100
Interior Architecture	\$49,300	\$1,138,000
Electrical	\$544,300	\$222,500
Mechanical		\$63,600
Total	\$2,260,500	\$1,581,200
Priority A	\$1,666,900	\$157,100
Priority B	\$544,300	\$437,100
Priority C	\$49,300	\$986,900
Total	\$2,260,500	\$1,581,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$18,200			
Interior Architecture	\$37,700		\$14,300	
Electrical	\$53,900			\$400
Mechanical	\$29,800	\$13,300	\$14,500	\$19,100
Total	\$139,600	\$13,300	\$28,800	\$19,500
Priority A	\$18,200			
Priority B	\$100,400	\$13,300	\$14,500	\$19,500
Priority C	\$21,000		\$14,300	
Total	\$139,600	\$13,300	\$28,800	\$19,500



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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$141,100	LIFE	**	5	\$33,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Entrance To Gas Main In Wing N</i>								
Cast Stone/Terra Cotta	5%	Now	\$265,600	LIFE	**	5	\$51,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Top Section Of Facades, Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Corners, Throughout</i>								
Masonry: Brick	5%	Now	\$188,700	LIFE	**	5	\$6,600	A
<i>Diagonal Cracks, Extent : Severe, 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	\$566,000	LIFE	**	5	\$99,000	A
<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 : Over Windows At Entrance To Basement Of F Wing, Throughout</i>								
Pre-Cast Concrete	5%	Now	\$10,300	LIFE	**	5	\$21,400	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	5%	Now	\$36,200	2026	**	5	\$8,200	A
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
Windows								
Aluminum	95%	Now	\$100,200	2037	**	5	\$4,200	A
<i>Air Infiltration, Extent : Severe, 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%			2030	**	10	\$2,800	A

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$60,800	LIFE	**	5	\$5,600	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners, Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	20%	Now	\$7,800	2026	**	5	\$4,500	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$237,400	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads And Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads And Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$71,100	2031	**			A
<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	C
Ceramic Tile	10%	Now	\$49,300	2030	**	5	\$6,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	85%			2021	\$919,500	3	\$42,800	C
Interior Walls								
Ceramic Tile	5%	Now	\$21,000	2030	**	5	\$4,000	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%			LIFE	**	5	\$67,400	C
Plaster	25%			LIFE	**	5	\$12,000	C
Ceilings								
Gypsum Board	90%			LIFE	**	5	\$151,000	B
Plaster	10%	Now	\$16,700	LIFE	**	5	\$8,400	B
<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>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$29,200	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$75,700	5	\$400	B
Raceway								
Conduit	15%			2031	* *	1		B
Conduit	85%			2021	\$59,000	1		B
Panelboards								
Fused Disc Sw	5%			2029	* *	5	\$100	B
Fused Disc Sw	10%			2020	\$6,900	5	\$200	B
Molded Case Bkrs	15%			2029	* *	5	\$400	B
Molded Case Bkrs	70%			2020	\$48,200	5	\$1,700	B
Wiring								
Braided Cloth	10%	2-4	\$7,900	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2031	* *	1		B
Thermoplastic	50%			2021	\$39,600	1		B
Motor Controllers								
Locally Mounted	30%			2026	* *	5	\$200	B
Locally Mounted	70%			2019	\$68,100	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2016	\$398,100	10	\$74,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ussing T12 Lamps</i>								
Fluorescent	5%			2026	* *	10	\$4,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Kitchen</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2016	\$6,200	10	\$100	B
Incandescent	3%			2016	\$13,300	2	\$100	B
Egress Lighting								
Emergency, Battery	30%			2016	\$9,300	10	\$6,500	B
Emergency, Battery	20%			2026	* *	10	\$4,300	B
Exit, Service	40%			2016	\$4,900	1		B
Exit, Service	10%			2026	* *	1		B

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DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2031	**	1		B
Conversion Equipment Steam Boiler	100%			2026	**	1	\$88,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2031	**	4	\$4,400	B
Terminal Devices Convactor/Radiator	95%			2026	**	1	\$27,500	B
Fan Coil Unit/Heat	5%			2021	\$63,600	1	\$1,500	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment Window/Wall Unit	10%			2016	\$17,500	1		B
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$10,000	B
No Component	80%							D
Exhaust Fans Roof	20%			2021	\$13,500	2	\$600	B
No Component	80%							D
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	**	1		B
HW Heat Exchanger Low Temp	100%			2031	**	4	\$8,900	B
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,500	4	\$2,500	B
Sewage Ejector(s) Electric	100%			2026	**	4	\$1,600	B
Backflow Preventer Generic	100%			2026	**	1	\$5,500	B
Fixtures Generic	100%							B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 02-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$66,300
Interior Architecture		\$72,600
Electrical	\$36,200	\$54,300
Total	\$36,200	\$193,200
Priority A		\$66,300
Priority B	\$36,200	\$89,700
Priority C		\$37,200
Total	\$36,200	\$193,200

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$15,200	\$2,500		\$800
Interior Architecture		\$1,900		\$14,000
Electrical	\$2,900		\$100	\$600
Mechanical	\$25,900	\$4,900	\$7,400	\$13,700
Total	\$43,900	\$9,300	\$7,500	\$29,200
Priority A	\$15,200	\$2,500		\$800
Priority B	\$28,700	\$4,900	\$7,500	\$14,300
Priority C		\$1,900		\$14,000
Total	\$43,900	\$9,300	\$7,500	\$29,200



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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$900	A
<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	A
Metal Panel	5%			2041	**	5-10	\$6,200	A
Pre-Cast Concrete	5%	Now	\$2,800	LIFE	**	5	\$2,900	A
<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%			2037	**	5	\$5,100	A
Metal Clad	5%			2029	**	5	\$1,700	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,100	LIFE	**	5	\$2,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%			LIFE	**	5	\$4,100	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face And Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2041	**	5	\$2,000	A
Metal Rail	5%	Now	\$600	2026	**	5	\$1,800	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	98%			2021	\$66,300	10	\$12,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$3,400	2031	**			A
<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%			2020	\$20,100	3	\$2,500	C
Ceramic Tile	25%			2030	**	5	\$8,300	C
Vinyl Tile	15%			2026	**	3	\$1,900	C
Vinyl Tile	10%			2029	**	3	\$1,200	C
Wood	45%			2049	**	5	\$28,100	C

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DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	25%			2030	**	5	\$20,700	C
Gypsum Board	75%			LIFE	**	5	\$37,200	C
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$35,400	B
Plaster	15%			LIFE	**	5	\$3,100	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<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%			2031	**	5	\$200	B
Raceway								
Conduit	95%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,200	B
Wiring								
Thermoplastic	95%			2031	**	1		B
Thermoplastic	5%			2041	**	1		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent								
	60%			2021	\$54,300	10	\$24,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent								
	40%			2016	\$36,200	2	\$400	B
Egress Lighting								
Emergency, Service								
	40%			2021	\$2,500	1		B
Exit, Service								
	60%			2021	\$3,700	1		B
Exterior Lighting								
HID								
	100%			2016	\$1,500	10	\$100	B

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*** 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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2041	* *	1	B
Conversion Equipment							
Hot Water Boiler	100%			2034	* *	1	\$22,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 3 Units, Hydrotherm-720,000 Btu/hr</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2037	* *	4	\$3,300 B
Terminal Devices							
Convactor/Radiator	100%			2034	* *	1	\$14,500 B
Air Conditioning							
Energy Source							
Electricity	100%			2037	* *	1	B
Conversion Equipment							
Window/Wall Unit	25%			2016	\$21,900	1	B
No Component	75%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100 B
Exhaust Fans							
Roof	100%			2026	* *	2	\$1,400 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	B
Water Heater							
Gas Fired	100%			2019	\$9,900	2	\$700 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 : 06-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$234,900
Interior Architecture		\$137,100
Electrical	\$51,100	
Mechanical		\$35,600
Total	\$51,100	\$407,500
Priority A		\$234,900
Priority B	\$51,100	\$120,700
Priority C		\$51,900
Total	\$51,100	\$407,500

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$2,900		\$2,000
Interior Architecture		\$13,800		\$8,500
Electrical	\$13,500	\$4,800	\$4,000	\$5,200
Mechanical	\$63,800	\$6,300	\$10,200	\$17,400
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$95,100	\$45,600	\$32,000	\$50,900
Priority A		\$2,900		\$2,000
Priority B	\$95,100	\$28,800	\$32,000	\$48,900
Priority C		\$13,800		
Total	\$95,100	\$45,600	\$32,000	\$50,900



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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
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	A	
Masonry: Brick	95%			LIFE	**	5	\$83,500	A	
Windows									
Aluminum	100%			2037	**	5	\$5,900	A	
Parapets									
Masonry: Brick	80%			LIFE	**	5	\$2,500	A	
Metal: Cage/Fence	20%			2034	**	5-10	\$4,800	A	
Roof									
IRMA/Protected Membrane	80%			2021	\$151,400	10	\$20,000	A	
Metal Panel	15%			2034	**	10	\$6,900	A	
Skylight, Metal/Glass	5%			2041	**	10	\$4,200	A	
Interior									
Floors									
Carpet	15%			2020	\$154,600	3	\$19,200	C	
Cast in Place Concrete	10%			LIFE	**	5	\$18,600	C	
Ceramic Tile	5%			2030	**	5	\$4,300	C	
Vinyl Tile	70%			2026	**	3	\$22,400	C	
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$5,100	C	
Glass: Single Pane	10%			LIFE	**	5	\$7,600	C	
Gypsum Board	85%			LIFE	**	5	\$51,900	C	
Ceilings									
AcousTileSusp.Lay-In	20%			2034	**	5	\$17,000	B	
Gypsum Board	80%			LIFE	**	5	\$85,200	B	
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2041	**	5	\$200	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	70%			2041	**	5	\$200	B	
Molded Case Bkrs	30%			2041	**	5	\$500	B	
Raceway									
Conduit	100%			2041	**	1		B	
Panelboards									
Fused Disc Sw	5%			2037	**	5	\$100	B	
Molded Case Bkrs	95%			2037	**	5	\$1,400	B	
Wiring									
Thermoplastic	100%			2041	**	1		B	

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2034	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$17,800	B
Generators								
Diesel	100%			2030	**	1	\$22,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : On The Roof</i>						
		<i>Explanation : One 288 Kva Cummins Onan Genset</i>						
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$12,900	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$1,700	B
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$51,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	2%			2026	**	10		B
Egress Lighting								
Exit, Service	50%			2026	**	1		B
Exit, Battery	50%			2026	**	10	\$1,900	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	**	5	\$300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2041	**	1		B

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%			2021	\$6,600	1	\$2,800	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : 2 Ac / Heat Package Units For Cafeteria</i>							
Hot Water Boiler	90%			2034	**	1	\$25,300	B
	<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%			2037	**	4	\$4,200	B
Terminal Devices								
Air Handler	10%	Now	\$2,900	2016	\$29,100	1	\$3,200	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Convactor/Radiator	80%			2026	**	1	\$14,700	B
No Component	10%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2021	\$35,600	2	\$400	B
Window/Wall Unit	10%			2016	\$11,100	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,700	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$16,100	2034	**	1		B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Water Main Valve</i>							
	<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Cold Water Boost Pumps In Basement</i>							
Water Heater								
Gas Fired	100%			2019	\$12,500	2	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$1,600	B
Fixtures								
Generic	100%							B

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER AVENUE SRO
Asset # : 4451

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Geared Traction	100%			LIFE		* *		C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : B-9</i> <i>Explanation : 2 Units</i>								

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Print Date : 09-Sep-2014

DEPT. OF HOMELESS SERVICES - FY 2015

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 /
Area Sq Ft : 29,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 30-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$514,000	\$136,400
Interior Architecture	\$1,767,900	\$66,700
Electrical		\$56,800
Mechanical	\$295,400	\$255,100
Total	\$2,577,300	\$515,000
Priority A	\$514,000	\$136,400
Priority B	\$1,158,300	\$311,900
Priority C	\$905,000	\$66,700
Total	\$2,577,300	\$515,000

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$3,500			\$23,100
Interior Architecture	\$21,500	\$1,300		\$1,300
Electrical	\$2,400			
Mechanical	\$51,100	\$4,800	\$4,900	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,400	\$10,100	\$8,800	\$32,400
Priority A	\$3,500			\$23,100
Priority B	\$57,400	\$8,800	\$8,800	\$8,000
Priority C	\$21,500	\$1,300		\$1,300
Total	\$82,400	\$10,100	\$8,800	\$32,400



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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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%	Now	\$41,800	LIFE	**	5	\$3,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
Masonry: Brick	5%	Now	\$55,900	LIFE	**	5	\$2,000	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
Masonry: Brick	93%	Now	\$416,200	LIFE	**	5	\$36,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Northwest Corner, Above 4th Floor Window</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Areaway</i>								
Windows								
Aluminum	95%			2029	**	5	\$2,500	A
Wood	5%	Now	\$3,500	2046	**	5	\$700	A
<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%			2034	**	5-10	\$55,700	A
Roof								
Roll Roofing	100%			2020		5	\$41,800	A
Interior								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
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	C
Ceramic Tile	5%	Now	\$39,200	2036	**	5	\$1,100	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2026	**	3	\$4,000	C
Wood	60%	Now	\$799,900	2061	**	5	\$24,000	C
<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%			2024	\$66,700	5	\$2,500	C
Concrete Masonry Unit	10%	Now	\$21,500	LIFE	**	5	\$2,000	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Glass: Single Pane	2%			LIFE	**	5	\$800	C
Gypsum Board	38%			LIFE	**	5	\$11,600	C
Masonry: Brick	35%	Now	\$65,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**			C
Ceilings								
Exposed Struc: Wood	85%	Now	\$862,900	LIFE	**			B
<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	15%			LIFE	**	5	\$8,000	B

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

Under 600 Volts

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps And One 200 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	80%			2021	\$2,100	1		B
Conduit	20%			2031	**	1		B
Panelboards								
Fused Knife Sw	15%	2-4	\$1,700	2046	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2020	\$9,800	5	\$600	B
Wiring								
Braided Cloth	15%	2-4	\$600	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2031	**	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$56,800	10	\$25,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps And Compact Fluorescent</i>								
HID	1%			2021	\$100	10		B
Egress Lighting								
Emergency, Battery	50%			2021	\$4,900	10	\$3,400	B
Exit, Service	50%			2021	\$2,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
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%			2021	\$66,500	5	\$8,800	B
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$28,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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DEPT. OF HOMELESS SERVICES - 071
WILLOW AVENUE MENS SHELTER
Asset # : 4447

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$9,400	2021	\$188,600	4	\$1,400	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2019	\$255,100	1	\$9,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2016	\$16,700	1		B
No Component	70%							D
Ventilation								
Exhaust Fans								
Roof	10%			2021	\$2,100	2	\$100	B
Wall Unit	20%			2016	\$8,200	2	\$200	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		B
Galv Iron/Steel	50%			2019	\$40,300	1		B
Water Heater								
Oil Fired	100%			2016	\$8,400	1	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2021	\$2,600	1	\$1,700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2, 3, 4</i>								
<i>Explanation : 1 Unit</i>								

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