

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$39,500</b>	<b>\$19,500</b>	<b>\$46,600</b>	<b>\$9,800</b>
Priority	A	\$10,100	\$3,000	\$900
Priority	B	\$28,100	\$8,700	\$8,900
Priority	C	\$1,400	\$7,800	
<b>Total</b>	<b>\$39,500</b>	<b>\$19,500</b>	<b>\$46,600</b>	<b>\$9,800</b>



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

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**DEPT. OF HOMELESS SERVICES - 071**  
**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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : Stucco On Brick								
Windows								
Aluminum	100%			2039	**	5	\$1,900	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,600	A
Metal Panel	5%	Now	\$3,200	2043	**	5	\$400	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Coping At West Parapet								
Deformed/Dented, Extent : Severe, Area Affected : 20%								
Location : Coping At West Parapet								
Metal: Cage/Fence	35%			2036	**	5-10	\$11,900	A
Roof								
Asphalt Shingle	5%			2032	**	10	\$300	A
IRMA/Protected Membrane	85%			2028	**	10	\$30,200	A
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roll Roofing	10%			2022	\$13,900	5	\$5,900	A
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
Interior Walls								
Ceramic Tile	10%			2032	**	5	\$4,300	C
Gypsum Board	85%			LIFE	**	5	\$22,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	100%			2021	\$278,100	5	\$36,300	B
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								

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

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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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<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>

## Alarm

## Security System

No Component

70%

D

Generic

30%

2028

\* \*

1

\$2,800

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%

D

Generic

30%

2023

\$72,600

1-3

\$4,600

B

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

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

## 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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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2, R							
		Explanation : 1 Unit							
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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$147,400</b>	<b>\$56,900</b>	<b>\$72,300</b>	<b>\$62,200</b>
Priority A	\$43,000		\$10,000	
Priority B	\$77,900	\$51,900	\$62,300	\$54,000
Priority C	\$26,500	\$4,900		\$8,200
<b>Total</b>	<b>\$147,400</b>	<b>\$56,900</b>	<b>\$72,300</b>	<b>\$62,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Showers							
Terrazzo	5%	Now	\$63,600	LIFE	**	5	\$10,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : At Entrance							
Vinyl Tile	15%			2026	**	3	\$14,800	C
Vinyl Tile	25%	Now	\$116,300	2026	**	3	\$24,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
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
	Split/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Drill Floor							
Gypsum Board	10%			LIFE	**	5	\$32,900	B
Plaster	40%			LIFE	**	5	\$65,800	B

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**ATLANTIC AVENUE ARMORY**  
**Asset # : 4452**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2031	* *	5	\$700	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Protector Rated @ 2500 Amperes									
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	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : Detroit Diesel - No Available Ratings									
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
Emergency, Service	50%			2021	\$13,300	1		B	
Exit, Service	50%			2026	* *	1		B	

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

## 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*

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

## 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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**Asset # : 4452**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								

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

*Maintenance \$ are aggregated over a 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** : 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
<b>Total</b>	<b>\$462,400</b>	<b>\$3,032,200</b>
Priority A		\$449,800
Priority B	\$296,200	\$1,478,700
Priority C	\$166,200	\$1,103,600
<b>Total</b>	<b>\$462,400</b>	<b>\$3,032,200</b>

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
<b>Total</b>	<b>\$44,800</b>	<b>\$71,800</b>	<b>\$144,800</b>	<b>\$59,500</b>
Priority A	\$3,900		\$66,000	\$19,200
Priority B	\$40,900	\$45,700	\$78,800	\$39,300
Priority C		\$26,100		\$1,000
<b>Total</b>	<b>\$44,800</b>	<b>\$71,800</b>	<b>\$144,800</b>	<b>\$59,500</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**  
**AUBURN FAMILY RESIDENCE**  
**Asset # : 1970**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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	\$15,700	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	\$996,700	3	\$46,400	C
Vinyl Tile	5%	Now	\$66,400	2033	**	3	\$3,100	C
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Penthouse At West Side								
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Penthouse At West Side								
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
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Penthouses								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Penthouses								
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
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Penthouses								
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Penthouses								

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Lighting</b>								
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
<b>Alarm</b>								
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>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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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**DEPT. OF HOMELESS SERVICES - 071**  
**AUBURN FAMILY RESIDENCE**  
**Asset # : 1970**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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>								
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$524,500	4	\$5,400	B
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>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,700	1		B
No Component	95%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,100	B
No Component	95%							D
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>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
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>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Not Accessible	100%							D

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

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

Mechanical		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								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,500	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building Basement								
Explanation : 1 Unit In Adjacent Building Basement								
Backflow Preventer Generic	100%			2028	* *	1	\$6,800	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building Basement								
Explanation : 1 Unit In Adjacent Building Basement								
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-8								
Explanation : 2 Units								
Fire Suppression								
Standpipe Generic	100%			2023	\$372,600	1-5	\$55,500	B
Sprinkler No Component Generic	97%							D
	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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$96,200</b>	<b>\$56,500</b>	<b>\$86,200</b>	<b>\$56,300</b>
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
<b>Total</b>	<b>\$96,200</b>	<b>\$56,500</b>	<b>\$86,200</b>	<b>\$56,300</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.

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

**Asset # : 2588**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$11,400	A
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : One Floor Structures Adjacent To Main Building							
Masonry: Brick	76%			LIFE	**	5	\$139,100	A
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	**	5	\$6,900	A
Metal, Corrugated	7%	Now	\$17,700	2033	**	1		A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
	Location : South Facade							
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
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Flat Sections							
Single Ply Membrane	50%			2031	**	10	\$19,300	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Sloped Roof							
Interior								
Floors								
Carpet	5%			2022	\$77,000	3	\$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
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : First Floor							
Vinyl Tile	60%			2023	\$615,200	3	\$28,600	C
Vinyl Tile	10%			2018	\$102,500	3	\$4,800	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Various Rooms							
	Explanation : 9x9 Tiles							

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

**Asset # : 2588**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2033	**	5	\$300	B
Molded Case Bkrs	30%			2023	\$31,800	5	\$700	B
<b>Raceway</b>								
Conduit	30%			2033	**	1		B
Conduit	70%			2023	\$84,600	1		B
<b>Panelboards</b>								
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
<b>Wiring</b>								
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
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	**	5	\$600	B

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

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

**Asset # : 2588**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,200	B
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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>								

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

*Maintenance \$ are aggregated over a ten-year period. Site specific 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		
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%			2043	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$84,200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	90%			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
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$8,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
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

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



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

**Asset # : 2588**

Mechanical		Current Repair		Future Replacement		Maintenance			
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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 2 Units - Both Not Working							
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
		Leak Evident, Extent : Moderate, Area Affected : 30%							
		Location : Basement							

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

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

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

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$49,400</b>	<b>\$5,400</b>	<b>\$51,700</b>	<b>\$5,100</b>
Priority A	\$34,400		\$600	
Priority B	\$8,600	\$5,400	\$51,000	\$5,100
Priority C	\$6,400			
<b>Total</b>	<b>\$49,400</b>	<b>\$5,400</b>	<b>\$51,700</b>	<b>\$5,100</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**  
**BARBARA KLEIMAN RESIDENCE / BLDGS. D & G - LAUNDRY**  
**Asset # : 2597**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$600	A
Masonry: Brick	93%	Now	\$106,300	LIFE	**	5	\$18,600	A
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Sect. OHD	2%			2028	**	5	\$1,200	A
Windows								
Metal Clad	95%	Now	\$93,900	2048	**	5	\$6,000	A
Bent/Warped Elements, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Metal Louvers	5%			2026	**	10	\$600	A
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2033	**			A
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Over Generator Room								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Over Generator Room								
Roll Roofing	95%	Now	\$31,900	2025	\$31,900	5	\$6,800	A
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Third Floor								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$6,400	LIFE	**	5	\$7,100	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : First Floor, Throughout, Stairs								
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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

**Asset # : 2597**

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

**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*

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

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

**Asset # : 2597**

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

**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*

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

**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

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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
<b>Total</b>	<b>\$16,303,900</b>	<b>\$10,860,900</b>
Priority A	\$9,259,400	\$1,267,900
Priority B	\$3,584,700	\$9,226,000
Priority C	\$3,459,800	\$367,000
<b>Total</b>	<b>\$16,303,900</b>	<b>\$10,860,900</b>

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
<b>Total</b>	<b>\$185,700</b>	<b>\$95,700</b>	<b>\$219,700</b>	<b>\$136,400</b>
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
<b>Total</b>	<b>\$185,700</b>	<b>\$95,700</b>	<b>\$219,700</b>	<b>\$136,400</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**  
**BELLEVUE MENS SHELTER**  
**Asset # : 1955**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,624,300	LIFE	**	5	\$411,200	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : At Cornices Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : Various Balcony Locations								
Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting								
Masonry: Brick	85%	Now	\$2,558,700	LIFE	**	5	\$447,300	A
Efflorescence, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : At Elevator Penthouses								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Masonry: Limestone	5%	Now	\$545,000	LIFE	**	5	\$19,700	A
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Balcony At North Side								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	77%	Now	\$2,742,700	2048	**	5	\$34,500	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Aluminum	3%			2039	**	5	\$2,700	A
Steel	20%	Now	\$888,100	2048	**	5	\$112,100	A
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Penthouses								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Basement And Stair Shafts								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$141,400	LIFE	**	5	\$24,600	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
	Location : Over Ninth Floor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Copper/Terne	5%	0-2	\$8,700	2043	**	5	\$2,600	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	70%	Now	\$243,900	LIFE	**	5	\$14,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Penthouses							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : South Facade, North Facade, Penthouses							
Masonry: Limestone	10%	Now	\$63,200	LIFE	**	5	\$2,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
IRMA/Protected Membrane	50%	Now	\$452,100	2033	**			A
	Drains Clogged, Extent : Light, Area Affected : 2%							
	Location : 9th Floor Roof							
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%							
	Location : Over 9th Floor							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%							
	Location : Over 9th Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Over 9th Floor							
Modified Bitumen	45%	Now	\$14,900	2023	\$297,300			A
	Drains Clogged, Extent : Light, Area Affected : 100%							
	Location : 7th Floor East Roof							
Single Ply Membrane	5%			2028	**	10	\$6,000	A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Bulkhead Roofing							
	Explanation : Roof Replaced Within 12 Year Period							

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

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$119,500	LIFE	* *	5	\$132,600	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 75%								
Location : Sub Basement - Various Locations								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Sub Basement								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Mechanical Boiler And Corridor Areas Throughout								
Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement								
Ceramic Tile	5%	Now	\$167,000	2026	* *	5	\$15,200	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers								
Marble Panels	5%	0-2	\$104,100	LIFE	* *	5	\$22,700	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Quarry Tile	5%	0-2	\$82,600	2028	* *	5	\$22,700	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	15%	Now	\$540,900	LIFE	* *	5	\$71,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Vinyl Tile	10%	Now	\$488,500	2033	* *	3	\$22,700	C
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Basement And 9th Floor Corridors								
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement And 9th Floor Corridors								
Vinyl Tile	10%			2018	\$488,500	3	\$22,700	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : 9x9 Units								
Vinyl Tile	35%			2028	* *	3	\$106,100	C
Wood	5%			2038	* *	5	\$56,800	C

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								

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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	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	80%			2043	* *	5	\$8,600	B	
	Other Observation, Extent : Light, Area Affected : 80%								
	Location : Room W 33								
	Explanation : 1600 Amps Service A								
	1600 Amps Service B								
Molded Case Bkrs	20%			2053	* *	5	\$2,100	B	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Electrical Room								
	Explanation : 800 Amps For Elevators								
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	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fused Toggle Switch	59%	2-4	\$81,200	2048	* *	5	\$2,800	B	
	Other Observation, Extent : Moderate, Area Affected : 59%								
	Location : Throughout								
	Explanation : On Extended Life								
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	
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
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	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
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
<b>Egress Lighting</b>								
Emergency, Service	50%			2018	\$27,900	1		B
Exit, Service	20%			2028	* *	1		B
Exit, Service	30%			2018	\$16,700	1		B
<b>Exterior Lighting</b>								
HID	100%			2023	\$13,800	10	\$1,200	B
<b>Alarm</b>								
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>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Distribution</b>								
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		
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	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Sub Basement								
Convector/Radiator	80%	Now	\$290,100	2021	\$2,900,500	1	\$94,200	B	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Upper Floors								
	Explanation : Broken Radiators Removed / Need Replacement								
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	
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Plumbing									
H/C Water Piping									
Brass/Copper	15%			2033	* *	1		B	
Galv Iron/Steel	85%	Now	\$194,900	2021	\$974,400	1		B	
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Sub Basement								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
	Explanation : House Tanks In Poor Condition								
HW Heat Exchanger									
Low Temp	100%	Now	\$71,400	2043	* *	4	\$40,000	B	
	Leak Evident, Extent : Moderate, Area Affected : 30%								
	Location : Sub Basement								
	Obsolete Equipment, Extent : Severe, Area Affected : 65%								
	Location : Sub Basement								
Sanitary Piping									
Cast Iron	100%	Now	\$41,700	LIFE	* *	1		B	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Sub Basement								
Storm Drain Piping									
Cast Iron	100%	Now	\$53,600	LIFE	* *	1		B	
	Blockage /Clogged, Extent : Severe, Area Affected : 40%								
	Location : Various Roof Drains								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$4,200	2023	\$10,500	4	\$1,600	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : Water Evident In Sub Basement Floor Pipe Chase / 2 Of 4 Pumps Removed For Service							
Fixtures									
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		**		C
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : (2) Sb-7 (5) G-9							
		Explanation : 7 Units, 4 Units Not In Service / Not In Service Units Are Beyond Repair							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$68,500	2033	**	1-5	\$143,700	B
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Sub Basement							
Sprinkler									
	No Component	95%							D
	Generic	5%			2033	**	1-2	\$5,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : Limited Coverage							

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$158,000</b>	<b>\$26,200</b>	<b>\$26,300</b>	<b>\$87,200</b>
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
<b>Total</b>	<b>\$158,000</b>	<b>\$26,200</b>	<b>\$26,300</b>	<b>\$87,200</b>



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

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

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

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

## 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

*Diagonal Cracks, Extent : Moderate, Area Affected : 25%*

*Location : Library, White Section And Facility Director Office*

Gypsum Board	7%			LIFE	**	5	\$5,000	C
Gypsum Board	3%			LIFE	**	5	\$2,100	C

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Clinic, 2010*

## Ceilings

AcousTileSusp.Lay-In	7%			2029	**	5	\$7,800	B
AcousTileSusp.Lay-In	3%			2037	**	5	\$3,400	B

*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Clinic And Kitchen In 2010*

Exposed Struc: Steel	35%			LIFE	**			B
Fiber Board	55%			2024			\$640,600	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%			2024	\$1,600	5	\$300	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$30,300	2054	**	5	\$200	B
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

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

*Location : Electrical Room*

## 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
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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.*

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	B
<b>Lighting</b>								
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
<b>Alarm</b>								
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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
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>								
<b>Ventilation</b>								
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>								
<b>Plumbing</b>								
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
<b>Fire Suppression</b>								
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.  
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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** : 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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$98,900</b>	<b>\$15,500</b>	<b>\$45,200</b>	<b>\$30,800</b>
Priority A	\$9,600		\$25,600	
Priority B	\$29,500	\$15,500	\$16,100	\$17,200
Priority C	\$59,800		\$3,500	\$13,600
<b>Total</b>	<b>\$98,900</b>	<b>\$15,500</b>	<b>\$45,200</b>	<b>\$30,800</b>



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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**

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

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		
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

\$300

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 3000 Amps Main Disconnect Switch*

## 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.  
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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**

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	5%			2030	* *	10	\$3,200	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
Fluorescent		95%			2030	* *	10	\$60,300	B
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
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		
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%			2030	* *	1	\$34,200	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units								
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
	Not in Service, Extent : Moderate, Area Affected : 10% Location : Roof, 2 Units								
Window/Wall Unit		70%			2020	\$94,300	1		B
	No Component	20%							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**  
**BRIARWOOD FAMILY RESIDENCE**  
**Asset # : 3012**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Hot Water Coils In Boiler								
	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
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$19,400	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** : 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	
<b>Total</b>	<b>\$62,000</b>	
Priority A	\$62,000	
<b>Total</b>	<b>\$62,000</b>	

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
<b>Total</b>	<b>\$23,600</b>	<b>\$4,300</b>	<b>\$1,700</b>	<b>\$20,400</b>
Priority A	\$13,100	\$500		\$18,300
Priority B	\$10,500	\$1,500	\$1,700	\$1,300
Priority C		\$2,300		\$700
<b>Total</b>	<b>\$23,600</b>	<b>\$4,300</b>	<b>\$1,700</b>	<b>\$20,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**BROWNSVILLE WOMENS CENTER**  
**Asset # : 4454**

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

25% Now \$10,800 LIFE \* \* 5 \$3,800 A  
*Spalling, Extent : Moderate, Area Affected : 25%*  
*Location : Areaway(s), North Facade*  
*Worn/Eroded, Extent : Light, Area Affected : 25%*  
*Location : Areaway(s), North Facade*

Stucco Cement

75% Now \$62,000 2026 \* \* 5 \$14,100 A  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : South Facade*  
*Diagonal Cracks, Extent : Moderate, Area Affected : 15%*  
*Location : South Facade, West Facade*

## 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		
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 \$100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Switch Rated @ 400 Amperes*

## 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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Fluorescent	10%			2026	* *	10	\$1,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : T-8 Lamps							
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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Natural Gas	100%			2031	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$6,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit, H B Smith 310,000 Btu/hr							
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								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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

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

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

Print Date : 09-Sep-2014

**DEPT. OF HOMELESS SERVICES - FY 2015**

**Asset Name** : BUSHWICK FAMILY RESIDENCE  
**Address** : 1675 BROADWAY @ SCHAEFER ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001  
**Area Sq Ft** : 64,857 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 26-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 3426 **Lot** : 5 **BIN** : 3319581

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$424,800
Interior Architecture		\$51,300
Electrical		\$879,200
Mechanical		\$113,100
<b>Total</b>		<b>\$1,468,500</b>
Priority A		\$424,800
Priority B		\$992,300
Priority C		\$51,300
<b>Total</b>		<b>\$1,468,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$14,600	\$32,100		\$800
Interior Architecture		\$12,500	\$2,900	
Electrical	\$4,400	\$5,200	\$5,600	\$5,200
Mechanical	\$40,300	\$9,600	\$14,400	\$39,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$63,300</b>	<b>\$63,400</b>	<b>\$26,800</b>	<b>\$49,800</b>
Priority A	\$14,600	\$32,100		\$800
Priority B	\$48,600	\$18,700	\$23,900	\$49,000
Priority C		\$12,500	\$2,900	
<b>Total</b>	<b>\$63,300</b>	<b>\$63,400</b>	<b>\$26,800</b>	<b>\$49,800</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.

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

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

## 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		
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%			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
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	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
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : C C T V Surveillance Camera System								
	Fire/Smoke Detection								
	Generic	100%			2024	\$636,700	1-3	\$40,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors								

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Booster Pump							
	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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%	Now	\$14,100	2044	* *	1-2	\$15,500	B
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Plumbing Room, Basement - Sprinkler Test Tee							

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

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

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

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$50,500</b>	<b>\$33,300</b>	<b>\$37,400</b>	<b>\$37,600</b>
Priority A	\$3,800	\$14,800		\$4,600
Priority B	\$46,700	\$15,100	\$29,900	\$33,100
Priority C		\$3,300	\$7,500	
<b>Total</b>	<b>\$50,500</b>	<b>\$33,300</b>	<b>\$37,400</b>	<b>\$37,600</b>



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

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

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

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

## 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
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## Roof

Modified Bitumen	100%			2029	**	10	\$65,600	A
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## 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

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Multipurpose Room*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Multipurpose Room*

Exposed Concrete	80%			LIFE	**	5	\$11,100	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Over 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2024	\$31,700	3	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

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

**Asset # : 3014**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Over 600 Volts</b>								
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
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
<b>Stand-by Power</b>								
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**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		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
		Broken, Extent : Moderate, Area Affected : 5% Location : Throughout							
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
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Basement							
	Backflow Preventer								
	Generic	100%			2029	**	1	\$3,600	B
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
		Other Observation, Extent : Light, Area Affected : 100% Location : B-3 Explanation : 1 Unit							
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.*

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

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

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

**Asset # : 3014**

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2033	* *	1	\$11,100	B
Chemical System									
	No Component	80%							D
	Generic	20%			2022	\$5,000	1-3	\$11,000	B
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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

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

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

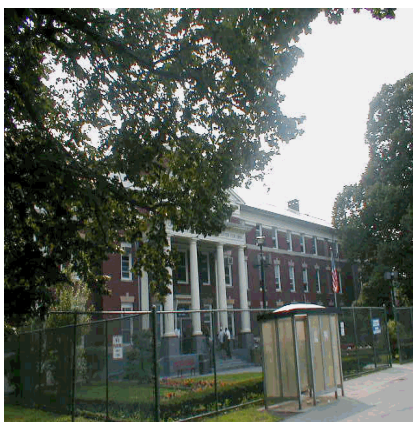
Print Date : 09-Sep-2014

**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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$59,600</b>	<b>\$55,500</b>	<b>\$59,400</b>	<b>\$118,000</b>
Priority A		\$12,100		\$31,800
Priority B	\$54,800	\$43,400	\$48,900	\$81,400
Priority C	\$4,800		\$10,500	\$4,800
<b>Total</b>	<b>\$59,600</b>	<b>\$55,500</b>	<b>\$59,400</b>	<b>\$118,000</b>



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

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
Ceramic Tile	10%	Now	\$56,300	2027	**	5	\$7,700	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Toilets And Showers							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Toilets And Showers							
Vinyl Tile	55%			2024	\$679,000	3	\$31,600	C
Vinyl Tile	25%			2019	\$308,600	3	\$19,100	C
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Second Floor							
	Explanation : 9x9 Units							
Interior Walls								
Ceramic Tile	5%	Now	\$42,400	2027	**	5	\$4,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Showers							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Showers							
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

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

Over 600 Volts

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

**Asset # : 1960**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Over 600 Volts</b>								
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
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,500	B
<b>Stand-by Power</b>								
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>						

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

**Asset # : 1960**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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>								

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

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

**Asset # : 1960**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	\$19,900	1		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	\$6,300	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

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

**Asset # : 1960**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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	
<b>Total</b>		<b>\$486,400</b>	<b>\$634,800</b>
Priority A		\$208,300	\$36,400
Priority B		\$182,300	\$255,400
Priority C		\$95,900	\$343,000
<b>Total</b>		<b>\$486,400</b>	<b>\$634,800</b>

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
<b>Total</b>	<b>\$57,100</b>	<b>\$42,000</b>	<b>\$21,100</b>	<b>\$43,300</b>
Priority A		\$13,500		\$7,800
Priority B	\$20,200	\$28,400	\$21,100	\$31,900
Priority C	\$36,900			\$3,600
<b>Total</b>	<b>\$57,100</b>	<b>\$42,000</b>	<b>\$21,100</b>	<b>\$43,300</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.

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

**Asset # : 1959**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$208,300	LIFE	* *	5	\$36,400	A
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : At Doors							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Expansion Joint At Exit To Parking Area							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Panel	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
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Plastic	10%			2037	* *	1		A
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$49,100	LIFE	* *	5	\$108,900	C
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Toilet(s), Corridors							
Ceramic Tile	5%	Now	\$15,200	2027	* *	5	\$2,100	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Shower Room Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
	Location : Shower Room Throughout							
Vinyl Tile	35%	Now	\$46,800	2024	\$234,100	3	\$10,900	C
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Throughout Cafeteria							
Interior Walls								
Ceramic Tile	5%	Now	\$21,600	2027	* *	5	\$2,100	C
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
	Location : Shower Stalls Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Shower Stalls Throughout							
Concrete Masonry Unit	60%			LIFE	* *	5	\$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

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

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

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%			2034	* *	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : No Available Nameplate Ratings Available							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5	\$200	B
Raceway								
Conduit	100%			2024	\$2,700	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
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : Emergency Generator Rated @ 100 Kw							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,000	B
Fuel Storage								
Main Tank	100%			2039	* *	5	\$1,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 275 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	92%			2024	\$102,700	10	\$46,800	B
	T-12 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	2%			2024	\$2,200	10	\$1,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Compact Fluorescent Lamps							
HID	4%			2024	\$800	10	\$100	B
Incandescent	2%			2019	\$2,200	2		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**

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

**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>								

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

**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.*

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



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

**Asset # : 1959**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$15,500	B
Chemical System								
Dry	10%			2019	\$2,500	1-3	\$5,500	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Kitchen Hood							
No Component	70%							D
Generic	20%			2022	\$5,000	1-3	\$11,000	B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Explanation : Fire Extinguishers							

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$36,000</b>	<b>\$24,700</b>	<b>\$37,100</b>	<b>\$26,100</b>
Priority A	\$10,100	\$3,200		
Priority B	\$25,900	\$21,500	\$27,000	\$24,800
Priority C			\$10,200	\$1,400
<b>Total</b>	<b>\$36,000</b>	<b>\$24,700</b>	<b>\$37,100</b>	<b>\$26,100</b>



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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	B
<b>Stand-by Power</b>								
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
<b>Lighting</b>								
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
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2036	* *	5	\$700	B

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		B
	Conversion Equipment								
	Furnace	30%	Now	\$2,500	2021	\$25,200	1	\$9,700	B
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Four Roof Mounted Units							
	Hot Water Boiler	70%			2034	* *	1	\$25,100	B
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Boiler Room							
		Explanation : 2 Units							
	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
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Roof							
	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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boilers							
		Explanation : Hot Water Coils In Boilers							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**COMMONWEALTH AVENUE SRO**  
**Asset # : 4450**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2, 3, 4								
	Explanation : 2 Units - One Is Currently Undergoing Repair								

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$89,400</b>	<b>\$8,800</b>	<b>\$44,100</b>	<b>\$9,900</b>
Priority A	\$40,000		\$23,800	\$1,200
Priority B	\$26,700	\$6,400	\$20,300	\$4,300
Priority C	\$22,700	\$2,300		\$4,400
<b>Total</b>	<b>\$89,400</b>	<b>\$8,800</b>	<b>\$44,100</b>	<b>\$9,900</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**  
**DEAN STREET FAMILY RESIDENCE**  
**Asset # : 1972**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
Aluminum	95%			2039	**	5	\$2,500	A	
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : Throughout									
Steel	5%	Now	\$6,400	2048	**	5	\$800	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Stairs									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Stairs									
Repairs in Progress, Extent : Light, Area Affected : 100%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,400	A	
Masonry: Brick	85%	0-2	\$7,100	LIFE	**	5	\$2,600	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : East Side, Interior Face									
Explanation : Stucco On Brick									
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Hallways And First Floor									
Ceramic Tile	5%			2032	**	5	\$2,100	C	
Marble Panels	2%	Now	\$2,900	LIFE	**	5	\$600	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Stair									
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		
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%			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

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

Location : Throughout

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2033	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Rating Available

## Switchgear / Switchboard

Molded Case Bkrs	100%			2043	**	5	\$800	B
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## Raceway

Conduit	100%			2033	**	1		B
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## Panelboards

Molded Case Bkrs	100%			2031	**	5	\$800	B
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## Wiring

Thermoplastic	100%			2033	**	1		B
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## Ground

## Grounding Devices

Generic	100%	Now	\$900	LIFE	**	5	\$400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Corroded

## Lighting

## Interior Lighting

Fluorescent	20%			2023	\$11,300	10	\$5,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : T-12 Lamps

Fluorescent	30%			2028	**	10	\$7,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Explanation : T-8 Lamps

Incandescent	50%			2023	\$28,300	2	\$300	B
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**DEPT. OF HOMELESS SERVICES - 071**  
**DEAN STREET FAMILY RESIDENCE**  
**Asset # : 1972**

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

**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

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

**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		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									
	HW Heat Exchanger								
	Low Temp	100%			2053	* *	4	\$4,200	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Coils Located In Boiler							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$1,700	B
	Fixtures								
	Generic	100%							B

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$98,500</b>	<b>\$34,400</b>	<b>\$38,400</b>	<b>\$108,800</b>
Priority A	\$52,000			\$27,500
Priority B	\$46,500	\$34,400	\$38,400	\$70,300
Priority C				\$11,000
<b>Total</b>	<b>\$98,500</b>	<b>\$34,400</b>	<b>\$38,400</b>	<b>\$108,800</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$116,800	LIFE	* *	5	\$81,700	A
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Basement Storage Room							
Window Wall	15%			2044	* *	5	\$54,100	A
Windows								
Aluminum	95%	0-2	\$24,300	2040	* *	5	\$3,100	A
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
	Location : 1st Floor Dining Room							
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
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : West End Over Room 601 And 605							
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
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Various Locations Throughout							
	Loose Units, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
Interior Walls								
Concrete Masonry Unit	15%	0-2	\$36,900	LIFE	* *	5	\$7,000	C
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Basement Storage Room							
Glass: Single Pane	15%			LIFE	* *	5	\$13,100	C
Gypsum Board	70%	Now	\$64,300	LIFE	* *	5	\$49,100	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Room 601 And 605, 1st Floor Dining Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Room 601 And 605, 1st Floor Dining Room							
Ceilings								
Exposed Concrete	65%			LIFE	* *	5	\$9,900	B
Gypsum Board	35%			LIFE	* *	5	\$42,800	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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2044	* *	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 800 Amps Main Disconnect Switch							
Fused Disc Sw	25%			2044	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 800 Amps Main Dsiconnect Switch For Emergency							
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
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 250 Kw							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,500	B
Fuel Storage								
Main Tank	100%			2052	* *	5	\$1,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : One 175 Gals							
Lighting								
Interior Lighting								
Fluorescent	90%			2029	* *	10	\$53,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	10%			2032	* *	10	\$6,000	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallway							

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

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

**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

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

**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**

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

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$182,800</b>	<b>\$18,800</b>	<b>\$36,400</b>	<b>\$27,100</b>
Priority A	\$105,100			
Priority B	\$62,200	\$18,800	\$34,800	\$18,200
Priority C	\$15,500		\$1,600	\$8,900
<b>Total</b>	<b>\$182,800</b>	<b>\$18,800</b>	<b>\$36,400</b>	<b>\$27,100</b>



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**  
**EAST 3RD STREET SHELTER**  
**Asset # : 4441**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,000	A
Masonry: Brick	25%			LIFE	**	5	\$20,900	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Facade								
Explanation : Stucco On Brick								
Masonry: Brick	30%			LIFE	**	5	\$25,000	A
Masonry: Brick	17%	Now	\$20,300	LIFE	**	5	\$7,100	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Parapet								
Explanation : Stucco On Brick								
Metal Panel	5%			2035	**	5	\$400	A
Pre-Cast Concrete	5%	Now	\$700	LIFE	**	5	\$700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Modified Bitumen	75%	Now	\$7,400	2030	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Over Sixth Floor Bathroom								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : 6th Floor Bathroom								
Paver: Asphalt	20%	Now	\$30,300	2040	**			A
Broken Paver Blocks, Extent : Severe, Area Affected : 35%								
Location : Roof Over Kitchen								
Vegetation Growth, Extent : Moderate, Area Affected : 35%								
Location : Roof Over Kitchen								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Roof Over Kitchen								
Roll Roofing	5%			2021		5	\$1,500	A

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
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>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2045	**	5	\$800	B
<b>Raceway</b>								
Conduit	100%			2045	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$800	B
<b>Wiring</b>								
Thermoplastic	100%			2045	**	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	**	5	\$200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$800	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$8,900	B

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
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
<b>Ventilation</b>								
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
<b>Plumbing</b>								
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
<b>Vertical Transport</b>								

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

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$35,300</b>	<b>\$39,700</b>	<b>\$32,900</b>	<b>\$52,300</b>
Priority A				\$24,400
Priority B	\$35,300	\$26,300	\$30,600	\$27,900
Priority C		\$13,500	\$2,200	
<b>Total</b>	<b>\$35,300</b>	<b>\$39,700</b>	<b>\$32,900</b>	<b>\$52,300</b>



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

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 800 Amperes Each								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Genset Rated @ 100 Kw								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,300	B
Fuel Storage								
Main Tank	100%			2039	* *	5	\$1,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : No Rating Capacity Available								
Lighting								
Interior Lighting								
Fluorescent	60%			2019	\$72,400	10	\$33,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	40%			2029	* *	10	\$22,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2024	\$4,100	1		B
Exit, Service	50%			2024	\$4,100	1		B

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**EAST NEW YORK AVENUE SRO**  
**Asset # : 51**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Exterior Lighting								
HID	100%			2019	\$2,100	10	\$200	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2027	* *	5	\$600	B
<b>Alarm</b>								
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>								
<b>Fire/Smoke Detection</b>								
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>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		B
<b>Conversion Equipment</b>								
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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2040	* *	4	\$4,400	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2037	* *	1	\$19,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2029	* *	2	\$200	B
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : 1st Floor							
	Explanation : For Elevator Machinery Room							
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
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Booster Pump							
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
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B -4							
	Explanation : Two Units							
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
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Fire Extinguishers							

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

Maintenance \$ are aggregated over a 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** : 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	
<b>Total</b>	<b>\$138,700</b>	<b>\$294,500</b>
Priority A	\$36,700	\$55,600
Priority B	\$101,900	\$112,900
Priority C		\$125,900
<b>Total</b>	<b>\$138,700</b>	<b>\$294,500</b>

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
<b>Total</b>	<b>\$35,500</b>	<b>\$6,400</b>	<b>\$12,500</b>	<b>\$42,700</b>
Priority A		\$1,900		
Priority B	\$35,500	\$4,400	\$10,600	\$10,400
Priority C			\$2,000	\$32,200
<b>Total</b>	<b>\$35,500</b>	<b>\$6,400</b>	<b>\$12,500</b>	<b>\$42,700</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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## DEPT. OF HOMELESS SERVICES - 071

## FANNY BARNES

Asset # : 4455

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$28,700	A
Masonry: Brick	47%			LIFE	**	5	\$26,900	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard And Bulkheads								
Explanation : Stucco On Brick								
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
Other Observation, Extent : Light, Area Affected : 50%								
Location : Inside Face Of Parapet								
Explanation : Stucco On Brick								
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		
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Electrical Services Rated At 800 Amps And 200 Amps								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$200	B
Raceway								
Conduit	100%			2031	* *	1		B

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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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**DEPT. OF HOMELESS SERVICES - 071**  
**FANNY BARNES**  
**Asset # : 4455**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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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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
<b>Total</b>	<b>\$702,500</b>	<b>\$1,913,300</b>
Priority A	\$580,500	\$86,800
Priority B		\$1,243,600
Priority C	\$122,000	\$582,900
<b>Total</b>	<b>\$702,500</b>	<b>\$1,913,300</b>

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
<b>Total</b>	<b>\$57,400</b>	<b>\$18,500</b>	<b>\$36,600</b>	<b>\$35,800</b>
Priority A	\$2,300			
Priority B	\$27,100	\$18,500	\$25,400	\$33,900
Priority C	\$28,000		\$11,200	\$1,900
<b>Total</b>	<b>\$57,400</b>	<b>\$18,500</b>	<b>\$36,600</b>	<b>\$35,800</b>



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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		
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	85%			LIFE	* *	5	\$73,800	A	
Masonry: Brick	15%	Now	\$74,500	LIFE	* *	5	\$13,000	A	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Bulkheads, Throughout									
Windows									
Aluminum	80%			2046	* *	5	\$4,700	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Aluminum	20%			2040	* *	5	\$1,200	A	
Parapets									
Metal: Cage/Fence	100%	Now	\$171,900	2044	* *	5	\$29,400	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Roof									
Metal Panel	30%	Now	\$47,600	2037	* *			A	
Drains Clogged, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Modified Bitumen	70%	Now	\$286,600	2034	* *			A	
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Over First Floor									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Library, Security Office, Child Care Room B									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**FLATLANDS FAMILY RESIDENCE**  
**Asset # : 1949**

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
<b>Lighting</b>								
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	\$500	10		B
Incandescent	1%			2019	\$1,400	2		B
Egress Lighting								
Emergency, Battery	50%			2024	\$11,600	10	\$8,100	B
Exit, Service	50%			2024	\$4,600	1		B
Exterior Lighting								
HID	100%			2032	* *	10	\$200	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$800	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2024	\$59,000	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	\$673,700	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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</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**  
**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	
Heating									
Energy Source									
Natural Gas	100%			2034	* *	1		B	
Conversion Equipment									
Hot Water Boiler	100%			2029	* *	1	\$33,300	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
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	
	Malfunctioning, Extent : Moderate, Area Affected : 2%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 40%								
	Location : Units Serve General Areas Only								
	Explanation : Multiple Roof Units								
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	
	Corroded, Extent : Moderate, Area Affected : 5%								
	Location : Main Stock Room								
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									

*Note : 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**  
**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	
Other Observation, Extent : Light, Area Affected : 10%										
Location : 1st Floor To 2nd Floor Community Room										
Explanation : One Unit										
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
Other Observation, Extent : Light, Area Affected : 100%										
Location : Throughout										
Explanation : Fire Extinguishers										

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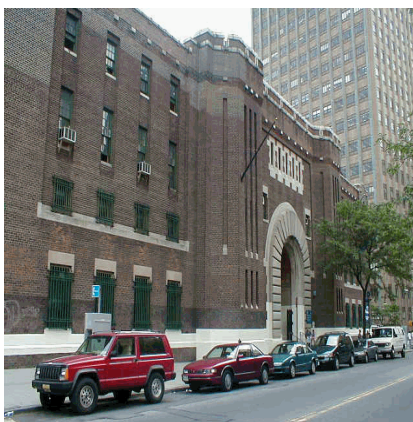
Print Date : 09-Sep-2014

**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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
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
<b>Total</b>	<b>\$5,963,100</b>	<b>\$6,267,600</b>
Priority A	\$3,505,000	\$2,240,700
Priority B	\$1,416,900	\$3,478,500
Priority C	\$1,041,200	\$548,500
<b>Total</b>	<b>\$5,963,100</b>	<b>\$6,267,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$353,600</b>	<b>\$84,500</b>	<b>\$126,800</b>	<b>\$94,900</b>
Priority A	\$88,100	\$1,400		
Priority B	\$160,700	\$83,100	\$122,600	\$83,700
Priority C	\$104,900		\$4,200	\$11,200
<b>Total</b>	<b>\$353,600</b>	<b>\$84,500</b>	<b>\$126,800</b>	<b>\$94,900</b>



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$23,200	LIFE	* *	5	\$108,500	A
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	55%			LIFE	* *	5	\$477,500	A
Masonry: Brick	10%	Now	\$248,300	LIFE	* *	5	\$43,400	A
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : South Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 80%								
Location : West & South Facades								
Masonry: Limestone	5%	Now	\$112,400	LIFE	* *	5	\$16,300	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Multiple Locations Throughout								
Metal Panel	10%	0-2	\$59,200	2035	* *	5	\$81,400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : West Facade								
Window Wall	15%	Now	\$593,700	2035	* *	5	\$122,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Upper Fixed Windows Around Drill Floor								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Upper Fixed Windows Around Drill Floor								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Upper Fixed Windows Around Drill Floor								
Windows								
Aluminum	10%			2047	* *	5	\$2,700	A
Steel	75%	Now	\$1,160,500	2050	* *	5	\$128,500	A
Bent/Warped Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade And North Facade								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Facade And North Facade								
Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%								
Location : South Facade And North Facade								
Wood	5%			2041	* *	5	\$13,700	A
Wood	10%	Now	\$72,900	2050	* *	5	\$13,700	A
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : South Facade								
Thermally Inefficient, Extent : Severe, Area Affected : 60%								
Location : South Facade								
Split/Cracked, Extent : Severe, Area Affected : 20%								
Location : South Facade								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$29,200	LIFE	**	5	\$30,500	A
	Crazing, Extent : Moderate, Area Affected : 100%							
	Location : North Facade And Throughout							
Masonry: Brick	70%			LIFE	**	5-10	\$377,800	A
Masonry: Brick	20%	Now	\$172,700	LIFE	**	5	\$15,800	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Northwest Corner							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
	Location : South Facade - Leaning In Toward The Roof							
Metal Panel	5%	Now	\$28,800	2045	**	5	\$7,600	A
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Built-Up (BUR)	25%	Now	\$379,300	2035	**			A
	Blisters, Extent : Moderate, Area Affected : 35%							
	Location : West And East Ends							
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : West Side.							
	Air/Water Blisters, Extent : Light, Area Affected : 5%							
	Location : North Side, Tar Coating Is Delaminating From The Back Of Parapet Wall							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Drill Floor							
	Worn/Eroded, Extent : Moderate, Area Affected : 30%							
	Location : West And East Ends							
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : North Side							
	Explanation : Pitch Pockets Leaking							
Modified Bitumen	75%	Now	\$144,700	2025	\$1,447,000			A
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : East Side, Two Missing Roof Drain Strainers							
	Water Penetration, Extent : Moderate, Area Affected : 80%							
	Location : Over Drill Floor							

**Interior**

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$78,200	C
Ceramic Tile	5%	2-4	\$16,400	2028	* *	5	\$8,900	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	23%	Now	\$46,300	2030	* *	5	\$61,700	C
Adhesion Failure, Extent : Light, Area Affected : 75%								
Location : Main Entrance Lobby Of Armory								
Terrazzo	2%			LIFE	* *	5	\$11,200	C
Traffic Topping	5%	Now	\$10,500	2025	\$210,200	5	\$11,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : 4th Floor Epoxy With Sand Finish								
Traffic Topping	20%			2030	* *	5	\$89,400	C
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Track And Portions Of Drill Floor								
Explanation : Refers To Rubberized Surface.								
Vinyl Tile	25%	Now	\$720,400	2035	* *	3	\$33,500	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : First And Second Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First And Second Floors								
Wood	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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Explanation : Walls Of Mechanical Space								
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
Loose/Delam Surface, Extent : Light, Area Affected : 100%								
Location : Curved Walls At Main Public Stairway								
Wood	5%			LIFE	* *	5	\$111,800	C
Under Construction	5%							D
Other Observation, Extent : Light, Area Affected : 0%								
Location : Second Floor								
Explanation : New Toilet Rooms Being Constructed								

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 25% Now \$68,500 2030 \* \* 5 \$44,700 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : First And Second Floors*

*Water Penetration, Extent : Moderate, Area Affected : 80%*

*Location : First Floor Lobby*

Exposed Concrete 5% Now \$27,300 LIFE \* \* 5 \$2,800 B

*Loose/Delam Surface, Extent : Moderate, Area Affected : 30%*

*Location : Boiler Room First Floor Of Shelter*

*Paint Peeling, Extent : Severe, Area Affected : 70%*

*Location : Electrical Room And Boiler Rooms In Shelter*

Exposed Struc: Steel 10% LIFE \* \* 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		
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 50% 2025 \$14,600 5 \$500 B

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

*Location : Electrical Room*

*Explanation : 2000 Amps*

Fused Disc Sw 50% 2045 \* \* 5 \$500 B

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

*Location : Electrical Room*

*Explanation : 2000 Amps For Air Conditioning*

## 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			
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	\$7,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Main Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%		2038		* *	1	\$72,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 400 Amps For Fire Pump							
	Generators								
	Diesel	100%		2034		* *	1	\$91,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Track And Field Space							
		Explanation : 250 Kw							
	Batteries								
	Nickel Cadmium	100%		2020		\$600	5	\$52,800	B
	Fuel Storage								
	Main Tank	100%		2053		* *	5	\$7,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 600 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	75%		2025		\$360,600	10	\$164,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Mostly T-12							
	Fluorescent	8%		2030		* *	10	\$17,500	B
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Limited Areas							
	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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pal Space							
		Explanation : Addressable Type							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2035	* *	1		B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 6,000 Gallon Tank For # 2 Fuel							
	Conversion Equipment								
	Steam Boiler	100%	Now	\$172,600	2023	\$575,200	1	\$212,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing							
	Distribution								
	Steam Piping/Pump	100%	Now	\$73,300	2035	* *	4	\$11,800	B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Pipe Connection Near Boiler A							
	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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Serves 3rd Floor Track And 4th Floor Bleachers							
	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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various							
		Explanation : Split Units							
	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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
HW Heat Exchanger								
Low Temp	100%	0-2	\$3,500	2025	\$70,200	4	\$23,600	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : 2nd Floor							
	Explanation : Bathrooms Under Consrtuction							
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
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1 To 4							
	Explanation : 1 Unit							
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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$165,700</b>	<b>\$118,800</b>	<b>\$70,400</b>	<b>\$102,200</b>
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
<b>Total</b>	<b>\$165,700</b>	<b>\$118,800</b>	<b>\$70,400</b>	<b>\$102,200</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**  
**FRANKLIN WOMENS SHELTER**  
**Asset # : 1940**

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

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 5th Floor and Drill Floor Balcony									
Dry Rot/Decay, Extent : Severe, Area Affected : 20%									
Location : 5th Floor									
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : 5th Floor									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : 5th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Fourth Floor Dormitories									
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	
Corrosion/Rusting, Extent : Severe, Area Affected : 10%									
Location : Steel Beam At Area Next To Generator Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Area Next To Generator Room									
Exposed Struc: Steel	40%			LIFE	* *			B	
Exposed Struc: Wood	18%			LIFE	* *			B	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Drill Floor									
Masonry:Vault Struct	5%			LIFE	* *			B	
Plaster	5%	Now	\$29,100	LIFE	* *	5	\$6,700	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout Basement.									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : 5th Floor									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 5th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2024	\$1,000	5	\$200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Amps For Service # 1								
Fused Disc Sw	5%			2034	* *	5		B
Other Observation, Extent : Light, Area Affected : 5%								
Location : Electrical Room								
Explanation : One 400 Amps For Fire Pump								
Molded Case Bkrs	65%			2034	* *	5	\$2,400	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1600 Amps For Service # 2								
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
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Water Main								
Explanation : Corroded								
Stand-by Power								
Transfer Switches								
Automatic	90%			2037	* *	1	\$39,200	B
Automatic	5%			2037	* *	1	\$2,200	B
Other Observation, Extent : Light, Area Affected : 5%								
Location : Mechanical Room								
Explanation : 20 Hp For Fire Pump								
Automatic	5%			2037	* *	1	\$2,200	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Transfer Switch Room								
Explanation : 30 Amp For Fire Alarm								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$30,500	1		B
No Component	90%							D
<b>Ventilation</b>								
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
<b>Plumbing</b>								
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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Backflow Preventer								
	No Component	50%							D
	Generic	50%			2029	* *	1	\$4,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Fire Suppression Only							
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st : 3rd Floor							
		Explanation : One Unit							
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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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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
<b>Total</b>	<b>\$275,000</b>	<b>\$223,500</b>
Priority A	\$169,800	\$37,300
Priority B	\$55,900	\$186,100
Priority C	\$49,300	
<b>Total</b>	<b>\$275,000</b>	<b>\$223,500</b>

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
<b>Total</b>	<b>\$181,500</b>	<b>\$3,500</b>	<b>\$40,000</b>	<b>\$9,500</b>
Priority A	\$117,800			
Priority B	\$50,900	\$3,500	\$13,300	\$2,800
Priority C	\$12,800		\$26,700	\$6,600
<b>Total</b>	<b>\$181,500</b>	<b>\$3,500</b>	<b>\$40,000</b>	<b>\$9,500</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Explanation : Stucco On Brick								
Masonry: Brick	7%	Now	\$9,100	LIFE	**	5	\$3,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stucco On Brick At Base								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Building Base								
Explanation : Stucco On Brick								
Masonry: Limestone	5%	Now	\$23,600	LIFE	**	5	\$1,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Window Sills And Trims								
Metal Panel	5%			2045	**	5-10	\$15,700	A
Pre-Cast Concrete	2%	Now	\$1,400	LIFE	**	5	\$3,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Sills At Lower Windows								
Windows								
Aluminum	90%	Now	\$100,500	2047	**	5	\$6,300	A
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	10%	Now	\$69,300	2050	**	5	\$4,400	A
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$16,800	A
Masonry: Brick	30%	Now	\$4,000	LIFE	**	5	\$1,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Parapet								
Metal Cornice	15%	Now	\$3,600	2040	**			A
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Modified Bitumen	92%			2033	**	10	\$11,900	A
Modified Bitumen	5%	Now	\$400	2033	**			A
Drains Clogged, Extent : Moderate, Area Affected : 10%								
Location : Air Shaft Over Recreation Room In Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Recreation Room In Basement								
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
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Recreation Room In Basement								
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		
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 400 Amperes And 600 Amperes								
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

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**  
**FREEMAN HOUSES / SENECA ANNEX**  
**Asset # : 3015**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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		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	
Air Conditioning									
Energy Source									
Electricity	100%			2033	* *	1		B	
Conversion Equipment									
Int Pkg Unit - Cooling	10%	Now	\$1,700	2026	* *	2	\$100	B	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : Sub Basement Boiler Room And Basement								
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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$148,600</b>	<b>\$13,600</b>	<b>\$31,500</b>	<b>\$20,200</b>
Priority A	\$87,200		\$2,500	
Priority B	\$39,300	\$13,600	\$23,200	\$18,000
Priority C	\$22,000		\$5,800	\$2,200
<b>Total</b>	<b>\$148,600</b>	<b>\$13,600</b>	<b>\$31,500</b>	<b>\$20,200</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	25%	Now	\$86,800	LIFE	**	5	\$10,100	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Pump Room, Dining Room In Basement, North Facade									
Masonry: Brick	25%			LIFE	**	5	\$20,200	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Explanation : Stucco On Brick									
Masonry: Brick	25%			LIFE	**	5	\$20,200	A	
Masonry: Granite	5%	Now	\$22,700	LIFE	**	5	\$1,500	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : South Facade At Building Base									
Masonry: Limestone	5%	Now	\$46,500	LIFE	**	5	\$1,500	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Trims And Cornices									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Cornice Above Third Floor Window At South Facade									
Masonry: Limestone	7%	Now	\$58,700	LIFE	**	5	\$2,100	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : South Facade									
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	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**GEORGE DALY HOUSE**  
**Asset # : 14741**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$20,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Interior Face								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Single Ply Membrane	95%	Now	\$78,600	2035	**			A
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Over Fourth Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Shower, Room 4d And Various Others								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Roof Over Fourth Floor								
Explanation : Ballast Displaced Missing								
Skylight, Metal/Glass	5%	Now	\$36,300	2045	**			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Stair								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,300	C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Pump Room								
Ceramic Tile	10%			2034	**	5	\$4,400	C
Quarry Tile	5%			2038	**	5	\$3,300	C
Vinyl Tile	75%			2030	**	3	\$12,400	C
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms On Fourth Floor								
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
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Dining Room In Basement, Room 4d								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2038	* *	5	\$11,000	B
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Fourth Floor Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Fourth Floor Corridor							
Exposed Concrete	5%			LIFE	* *	5-10	\$2,800	B
Gypsum Board	65%			LIFE	* *	5-10	\$98,600	B
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Fourth Floor North Side							
Gypsum Board	5%	Now	\$4,200	LIFE	* *	5	\$2,800	B
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Fourth Floor Shower							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Fourth Floor Shower							

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%			2035	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1200 Amperes								
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	\$5,700	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
Stand-by Power								
Generators								
Diesel	100%			2028	* *	1	\$11,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated @ 150 Kw								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$1,100	B

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Day Tank	50%			2033	* *	5	\$2,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 100 Gallons Capacity							
Main Tank	50%			2040	* *	5	\$400	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 275 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	95%			2030	* *	10	\$25,700	B
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2030	* *	10	\$1,400	B
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Lobby							
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
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Panic Doors							
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Manual Pull Stations, Strobe Lights, Smoke Detectors And Alarm Bells							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,800	2033	* *	4	\$1,500	B
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Boiler Room								
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
Not in Service, Extent : Moderate, Area Affected : 50%								
Location : 1 Of 2 Units Not Working - In The Basement								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : B-4								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$8,300	B

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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.  
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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
<b>Total</b>	<b>\$348,500</b>	<b>\$914,100</b>
Priority A		\$35,800
Priority B	\$311,700	\$878,300
Priority C	\$36,800	
<b>Total</b>	<b>\$348,500</b>	<b>\$914,100</b>

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
<b>Total</b>	<b>\$125,100</b>	<b>\$9,400</b>	<b>\$41,000</b>	<b>\$15,900</b>
Priority A	\$47,000			
Priority B	\$69,000	\$9,400	\$39,900	\$10,100
Priority C	\$9,100		\$1,100	\$5,700
<b>Total</b>	<b>\$125,100</b>	<b>\$9,400</b>	<b>\$41,000</b>	<b>\$15,900</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**  
**HARLEM ONE MENS RESIDENCE**  
**Asset # : 1958**

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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>								
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>								
Raceway								
Conduit	100%			2023	\$13,000	1		B
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>								
Molded Case Bkrs	20%			2022	\$16,100	5	\$200	B
Molded Case Bkrs	20%			2031	* *	5	\$200	B
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>								
Thermoplastic	20%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$12,900	5	\$300	B
<b>Ground</b>								
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>								
<b>Lighting</b>								
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>								
HID	2%			2023	\$2,800	10		B
Egress Lighting								
Emergency, Service	50%			2023	\$2,800	1		B
Exit, Service	50%			2023	\$2,800	1		B
Exterior Lighting								
HID	100%			2023	\$14,900	10	\$100	B
<b>Alarm</b>								

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

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2031

\* \*

1-3

\$8,200

D

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

Fuel Oil No 2

100%

Now

\$9,500

2033

\* \*

5

\$6,300

B

*Leak Evident, Extent : Severe, Area Affected : 20%**Location : Oil Tank*

Conversion Equipment

Steam Boiler

100%

2-4

\$187,800

2043

\* \*

1

\$36,300

B

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

Distribution

Steam Piping/Pump

100%

Now

\$5,400

2023

\$269,400

4

\$2,000

B

*Steam Traps Faulty, Extent : Moderate, Area Affected : 5%**Location : Throughout**Unit Inoperable, Extent : Severe, Area Affected : 2%**Location : Steam Shut Off Valve*

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

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

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

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

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$60,400</b>	<b>\$58,400</b>	<b>\$57,000</b>	<b>\$83,600</b>
Priority A		\$17,000		\$9,000
Priority B	\$60,400	\$37,900	\$29,900	\$74,600
Priority C		\$3,400	\$27,100	
<b>Total</b>	<b>\$60,400</b>	<b>\$58,400</b>	<b>\$57,000</b>	<b>\$83,600</b>



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

## HELP 1

Asset # : 14349

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								
Concrete Masonry Unit	20%			LIFE	**	5	\$19,600	A
Stucco Cement	80%	Now	\$344,200	2029	**	5	\$156,700	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East And West Wings								
Explanation : This Component Is Actually Eifs Cladding.								
Windows								
Aluminum	80%	Now	\$334,100	2049	**	5	\$4,200	A
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Apartments								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Apartments								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Apartments								
Explanation : This Component Is Actually E I F S Cladding System								
Roof								
Modified Bitumen	65%	Now	\$96,100	2029	**			A
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Over East And West Wings								
Modified Bitumen	20%			2024	\$147,900	10	\$26,800	A
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Over Public Areas								
Single Ply Membrane	15%			2024	\$64,100	10	\$20,100	A
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Over Multipurpose Room								
Explanation : Ballast/gravel Has Been Displaced. Sections Of This Roof Have Been Partially Repaired With Modified Membrane Roofing.								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$19,900	C
Ceramic Tile	5%			2033	**	5	\$9,100	C
Vinyl Tile	75%			2024	\$1,101,400	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

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## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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

## 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		
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%			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

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## 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	

## Alarm

## Security System

No Component

60%

D

Generic

40%

2019

\$142,100

1

\$18,500

B

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

## Fire/Smoke Detection

No Component

60%

D

Generic

40%

2019

\$486,600

1-3

\$31,500

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	

## 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

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## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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	\$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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Mechanical		\$48,600
<b>Total</b>		<b>\$48,600</b>
Priority B		\$48,600
<b>Total</b>		<b>\$48,600</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$41,600			
Interior Architecture	\$19,900		\$4,800	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,800	\$900	\$1,800	\$900
<b>Total</b>	<b>\$66,500</b>	<b>\$1,000</b>	<b>\$6,800</b>	<b>\$2,300</b>
Priority A	\$41,600			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$13,200		\$2,200	\$1,100
<b>Total</b>	<b>\$66,500</b>	<b>\$1,000</b>	<b>\$6,800</b>	<b>\$2,300</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 #1**  
**Asset # : 14721**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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**

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

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

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

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

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

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

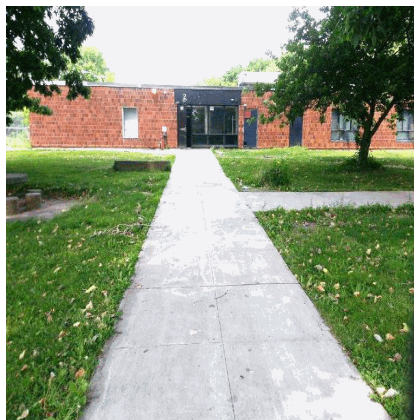
Print Date : 09-Sep-2014

**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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$41,600			
Interior Architecture	\$17,000		\$2,600	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,900	\$900	\$1,800	\$900
<b>Total</b>	<b>\$63,600</b>	<b>\$1,000</b>	<b>\$4,600</b>	<b>\$2,300</b>
Priority A	\$41,600			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$10,400			\$1,100
<b>Total</b>	<b>\$63,600</b>	<b>\$1,000</b>	<b>\$4,600</b>	<b>\$2,300</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 #2**  
**Asset # : 14722**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
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		
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%			2025	\$1,000	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 400 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 112.5 Kva 480hv-208/120lv								
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**

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

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

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

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

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

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

*Broken/Missing Elements, Extent : Moderate, Area Affected : 30%**Location : Throughout*

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		
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%

2025

\$1,000

5

\$100

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 400 Amps Main Disconnect Switch*

## Transformers

Dry Type

100%

2023

\$14,200

5

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 112.5 Kva 480hv-208/120lv*

## 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**

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$27,100			
Interior Architecture	\$19,900		\$2,600	\$1,100
Electrical	\$200	\$100	\$200	\$300
Mechanical	\$4,900	\$900	\$1,800	\$900
<b>Total</b>	<b>\$52,000</b>	<b>\$1,000</b>	<b>\$4,600</b>	<b>\$2,300</b>
Priority A	\$27,100			
Priority B	\$11,700	\$1,000	\$4,600	\$1,200
Priority C	\$13,200			\$1,100
<b>Total</b>	<b>\$52,000</b>	<b>\$1,000</b>	<b>\$4,600</b>	<b>\$2,300</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 #4**  
**Asset # : 14724**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
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		
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%			2025	\$1,000	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 400 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2023	\$14,200	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 112.5 Kva								
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**

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

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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$219,800</b>	<b>\$18,300</b>	<b>\$26,100</b>	<b>\$34,500</b>
Priority A	\$57,300			
Priority B	\$77,700	\$18,300	\$26,100	\$23,600
Priority C	\$84,800			\$10,800
<b>Total</b>	<b>\$219,800</b>	<b>\$18,300</b>	<b>\$26,100</b>	<b>\$34,500</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**  
**HELP SEC - MAIN BLDG.**  
**Asset # : 14720**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$39,100	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Year Built 1955, Last Renovated 1985								
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
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	7%	0-2	\$13,100	2034	**	5	\$3,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	85%	0-2	\$34,900	2030	**	3	\$32,500	C
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
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
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Exposed Concrete	70%			LIFE	**	5-10	\$88,400	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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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 &amp; 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
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,000	B
<b>Stand-by Power</b>								
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
<b>Lighting</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 - MAIN BLDG.**  
**Asset # : 14720**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
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 &amp; 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>								
<b>Egress Lighting</b>								
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
<b>Exterior Lighting</b>								
HID	100%			2020	\$2,300	10	\$200	B
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							D
Generic	30%			2030	* *	1	\$7,600	B
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2030	* *			B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Energy Source</b>								
Campus Steam	100%			2045	* *	1		B
<b>Terminal Devices</b>								
Convactor/Radiator	95%			2023	\$579,100	1	\$20,900	B
Fan Coil Unit/Heat	5%			2020	\$48,300	1	\$1,100	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2033	* *	1		B
<b>Conversion Equipment</b>								
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		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
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
Other Observation, Extent : Severe, Area Affected : 100%								
Location : 1st Floor To 2nd Floor								
Explanation : Not In Service								
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				
<b>Total</b>	<b>\$6,200</b>			
Priority A	\$6,200			
Priority B				
<b>Total</b>	<b>\$6,200</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**  
**HELP SEC - STORAGE BLDG.**  
**Asset # : 14739**

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

## 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		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									
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

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

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

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

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

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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**

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$130,700</b>	<b>\$36,200</b>	<b>\$66,100</b>	<b>\$57,800</b>
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
<b>Total</b>	<b>\$130,700</b>	<b>\$36,200</b>	<b>\$66,100</b>	<b>\$57,800</b>



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

**Asset # : 1973**

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

**Interior**

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

**Asset # : 1973**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$26,700	C
	Ceramic Tile	5%			2036	**	5	\$6,100	C
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : 4th Floor Bathrooms, 2011								
	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
	Recent Replace Evident, Extent : Light, Area Affected : 50%								
	Location : 4th Floor Bathrooms, 2011								
	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
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Staircase D, Recreation Room								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Recreation Room								
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	**	5	\$12,200	B
	Recent Replace Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout, 2012								
	Exposed Concrete	10%	Now	\$37,200	LIFE	**	5	\$1,900	B
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Steel Members, Ash Hoist Area								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Meter Room In Boiler Room, Old Ash Hoist Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Ash Hoist Area								
	Metal Panel	10%			LIFE	**	5	\$15,300	B
	Plaster	70%	0-2	\$53,200	LIFE	**	5	\$53,400	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Recreation Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Recreation Room								

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

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

**Asset # : 1973**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
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
<b>Raceway</b>								
Conduit	25%			2043	**	1		B
Conduit	70%			2023	\$4,600	1		B
Conduit	5%			2049	**	1		B
<b>Panelboards</b>								
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
<b>Wiring</b>								
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
<b>Motor Controllers</b>								
Locally Mounted	70%			2021	\$64,300	5	\$400	B
Locally Mounted	30%			2028	**	5	\$200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,300	B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	**	1	\$26,500	B
<b>Generators</b>								
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>								

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

**Asset # : 1973**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$80,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Natural Gas Fired Steam Boilers							
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
		Broken, Extent : Light, Area Affected : 10%							
		Location : Traps And Thermostats							
	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
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Third Floor							
		Explanation : Third Floor Units Maintained By Others							
	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
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 3rd Floor, 4th Floor							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 3rd And 4th Floors							
		Explanation : Some Large Ceiling Fans Have Been Installed							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			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
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe							
Sump Pump(s)									
	Rigid Piping	100%			2028	* *	4	\$2,500	B

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

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

**Asset # : 1973**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of 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%			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.  
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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$88,400</b>	<b>\$16,600</b>	<b>\$20,700</b>	<b>\$47,900</b>
Priority A	\$28,800			\$1,600
Priority B	\$26,600	\$14,300	\$20,700	\$37,300
Priority C	\$33,000	\$2,200		\$9,000
<b>Total</b>	<b>\$88,400</b>	<b>\$16,600</b>	<b>\$20,700</b>	<b>\$47,900</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**

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									
Glass Block	2%			LIFE	**	5	\$1,000	A	
Masonry: Brick	98%	0-2	\$432,400	LIFE	**	5	\$75,600	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Windows									
Aluminum	100%	Now	\$82,200	2040	**	5	\$2,600	A	
Air Infiltration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
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	
Recent Replace Evident, Extent : Light, Area Affected : 75%									
Location : Main Roof									
No Component	20%							D	
Roof									
Metal Panel	35%			2037	**	10	\$42,300	A	
Modified Bitumen	65%			2034	**	10	\$42,900	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Main Roof, 2012									
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	
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Bathroom Showers									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Bathroom Showers									
Vinyl Tile	80%	0-2	\$115,700	2029	**	3	\$26,900	C	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : At Entrance/exits									
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	

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

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

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

Exposed Concrete	10%			LIFE	**	5	\$1,400	B
Gypsum Board	75%			LIFE	**	5	\$84,100	B
Plaster	15%			LIFE	**	5	\$8,400	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

Fused Disc Sw	100%			2044	**	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 800 Amperes								

## Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5	\$300	B
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## Raceway

Conduit	100%			2044	**	1		B
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## Panelboards

Fused Disc Sw	10%			2040	**	5	\$100	B
Molded Case Bkrs	90%			2040	**	5	\$1,400	B

## Wiring

Thermoplastic	100%			2044	**	1		B
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## Motor Controllers

Locally Mounted	100%			2037	**	5	\$400	B
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## Ground

## Grounding Devices

Generic	100%	2-4	\$900	LIFE	**	5	\$900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								

## Lighting

## Interior Lighting

Fluorescent	100%			2029	**	10	\$55,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								

## Egress Lighting

Emergency, Battery	50%			2024		10	\$7,200	B
Exit, Service	50%			2024		1		B

## Exterior Lighting

HID	100%			2029	**	10	\$200	B
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## Alarm

## Security System

No Component	50%							D
Generic	50%			2029	**	1	\$11,400	B

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

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

## Alarm

Fire/Smoke Detection

No Component

50%

2029

\* \*

1-3

\$18,800

D

Generic

50%

B

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

## Heating

Energy Source

Natural Gas

100%

2044

\* \*

1

B

Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$29,600

B

*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

Terminal Devices

Air Handler

20%

2024

\$61,300

1

\$7,400

B

Convactor/Radiator

80%

2029

\* \*

1

\$15,500

B

## Air Conditioning

Energy Source

Electricity

100%

2040

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

20%

2024

\$52,400

2

\$700

B

Split Unit

15%

0-2

\$3,900

2024

\$39,300

B

*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

No Component

45%

D

Heat Rejection

Remote Air Cond

20%

2024

\$37,300

2

\$8,400

B

No Component

80%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,400

B

Exhaust Fans

Roof

100%

2029

\* \*

2

\$1,800

B

*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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$16,800	B
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							

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

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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** : CQR1  
**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	
<b>Total</b>		<b>\$373,000</b>	<b>\$251,400</b>
Priority A		\$55,700	\$39,700
Priority B		\$317,300	
Priority C			\$211,700
<b>Total</b>		<b>\$373,000</b>	<b>\$251,400</b>

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
<b>Total</b>	<b>\$130,600</b>	<b>\$11,900</b>	<b>\$9,200</b>	<b>\$52,300</b>
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
<b>Total</b>	<b>\$130,600</b>	<b>\$11,900</b>	<b>\$9,200</b>	<b>\$52,300</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**  
**JAMAICA ASSESSMENT CENTER**  
**Asset # : 4459**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	36%			LIFE	**	5	\$14,900	A	
Masonry: Brick	60%	Now	\$14,200	LIFE	**	5	\$24,800	A	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%									
Location : Bulkhead									
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	
Diagonal Cracks, Extent : Moderate, Area Affected : 30%									
Location : Throughout Stucco On Brick Inner Face									
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Skylight, Metal/Glass	5%	Now	\$55,700	2031	**			A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior									
Floors									
Cast in Place Concrete	2%	Now	\$400	LIFE	**	5	\$2,000	C	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Stairs Steps									
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	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Steps									
Vinyl Tile	35%			2026	**	3	\$5,900	C	
Interior Walls									
Ceramic Tile	15%			2024	\$211,700	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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Cafeteria And Rooms									

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Estimates are rounded to the nearest hundred dollars.

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

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

## 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

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

*Location : Throughout 4th Floor*

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%			2021	\$1,000	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2021	\$15,100	5	\$100	B
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## Raceway

Conduit	90%			2021	\$2,400	1		B
Conduit	10%			2031	* *	1		B

## Panelboards

Molded Case Bkrs	90%			2020	\$10,300	5	\$700	B
Molded Case Bkrs	10%			2029	* *	5	\$100	B

## Wiring

Thermoplastic	90%			2021	\$3,700	1		B
Thermoplastic	10%			2031	* *	1		B

## Motor Controllers

Locally Mounted	80%			2026	* *	5	\$200	B
Locally Mounted	20%			2019	\$1,500	5		B

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$500	B
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## Lighting

## Interior Lighting

Fluorescent	78%			2016	\$47,300	10	\$21,600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Using T12 Lamps*

Fluorescent	20%			2026	* *	10	\$5,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T8 Lamps*

HID	2%			2016	\$200	10		B
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

## Lighting

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

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

## 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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : 1 Unit							

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

*Maintenance \$ are aggregated over a 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
<b>Total</b>	<b>\$29,500</b>	<b>\$2,500</b>	<b>\$1,400</b>	<b>\$3,600</b>
Priority A	\$10,200	\$400		
Priority B	\$15,700	\$1,600	\$1,400	\$3,400
Priority C	\$3,500	\$500		\$200
<b>Total</b>	<b>\$29,500</b>	<b>\$2,500</b>	<b>\$1,400</b>	<b>\$3,600</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**  
**JAMAICA ASSESSMENT CENTER / ANNEX**  
**Asset # : 4465**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,000	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T12 Lamps								
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
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2031	* *	5	\$2,700	B
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	\$8,800	B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Brand New Unit								
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		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
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.*

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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** : 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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$40,100</b>	<b>\$10,900</b>	<b>\$23,500</b>	<b>\$15,900</b>
Priority A			\$14,300	
Priority B	\$25,500	\$10,900	\$9,200	\$12,200
Priority C	\$14,600			\$3,700
<b>Total</b>	<b>\$40,100</b>	<b>\$10,900</b>	<b>\$23,500</b>	<b>\$15,900</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**  
**JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)**

**Asset # : 3010**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
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	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
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	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : 8 Units Throughout									
Interior									
Floors									
Cast in Place Concrete	5%	Now	\$2,900	LIFE	**	5	\$12,800	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Cast in Place Concrete	5%	Now	\$2,900	LIFE	**	5	\$12,800	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	20%	Now	\$129,000	2034	**	5	\$11,700	C	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Vinyl Tile	25%	0-2	\$47,200	2030	**	3	\$11,000	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Wood	45%	0-2	\$329,300	2040	**	5	\$49,400	C	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior Walls									
Ceramic Tile	25%	0-2	\$121,900	2034	**	5	\$23,300	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Gypsum Board	65%	Now	\$47,600	LIFE	**	5	\$72,700	C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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		
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 \$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

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

**Asset # : 3010**

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

**Alarm**

Fire/Smoke Detection

No Component

95%

D

Generic, Analog

5%

2025

\$42,000

B

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

**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.*

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

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

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

**Asset # : 3010**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
			Blockage /Clogged, Extent : Light, Area Affected : 10%						
			Location : Throughout						
	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
<b>Total</b>		<b>\$312,700</b>	<b>\$520,300</b>
Priority B			\$520,300
Priority C		\$312,700	
<b>Total</b>		<b>\$312,700</b>	<b>\$520,300</b>

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
<b>Total</b>	<b>\$214,700</b>	<b>\$18,500</b>	<b>\$7,700</b>	<b>\$14,000</b>
Priority A	\$84,900	\$12,100		
Priority B	\$59,800	\$6,400	\$7,700	\$5,800
Priority C	\$69,900			\$8,200
<b>Total</b>	<b>\$214,700</b>	<b>\$18,500</b>	<b>\$7,700</b>	<b>\$14,000</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**  
**KENTON HALL / FORMER KENTON HOTEL**  
**Asset # : 4440**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Laundry Room								
Masonry: Limestone	5%			LIFE	**	5	\$4,300	A
Metal Panel	5%			2035	**	5-10	\$19,900	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : Metal Cornice								
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
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
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
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
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>								
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
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
Exterior Lighting								
HID	100%			2025	\$800	10	\$100	B
<b>Alarm</b>								
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>								
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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2035	**	1		B
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>								
Distribution								
Hot Wtr Piping/Pump	100%			2033	**	4	\$1,700	B
Terminal Devices								
Convactor/Radiator	90%			2023	\$187,700	1	\$6,800	B
Fan Coil Unit/Heat	10%			2030	**	1	\$800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : 1st Floor Roof							
	Explanation : One Split A/C Unit							
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
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : 2nd Floor Roof							
	Explanation : 1 Exterior Unit							
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

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$113,000</b>	<b>\$47,800</b>	<b>\$147,700</b>	<b>\$55,400</b>
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
<b>Total</b>	<b>\$113,000</b>	<b>\$47,800</b>	<b>\$147,700</b>	<b>\$55,400</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$113,600	A	
Masonry: Brick	78%			LIFE	**	5	\$113,400	A	
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Courtyard									
Masonry: Granite	2%			LIFE	**	5	\$2,200	A	
Masonry: Limestone	5%	Now	\$75,300	LIFE	**	5	\$5,500	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Metal Panel	5%			2043	**	5-10	\$50,000	A	
Windows									
Aluminum	55%	Now	\$1,278,000	2048	**	5	\$16,100	A	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Aluminum	40%			2048	**	5	\$23,400	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Courtyard									
Metal Clad	5%	Now	\$144,100	2048	**	5	\$9,100	A	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$5,500	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Coping									
Masonry: Brick	50%			LIFE	**	5	\$3,600	A	
Masonry: Brick	30%			LIFE	**	5	\$2,100	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Courtyard									
Metal Rail	10%			2040	**	5-10	\$12,900	A	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	40%	Now	\$6,900	2028	**			A	
	Drains Clogged, Extent : Moderate, Area Affected : 25%								
	Location : North And South Sections								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : North And South Sections								
Copper/Terne	5%			2038	**	10	\$10,000	A	
Modified Bitumen	40%			2031	**	10	\$31,900	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Courtyard								
Slate	15%			LIFE	**			A	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$39,100	LIFE	**	5	\$43,400	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Boiler Room								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : Boiler Room								
Ceramic Tile	10%			2026	**	5	\$19,800	C	
Mosaic Tile	2%	Now	\$67,500	2036	**	5	\$5,000	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : At Main Entrance								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : At Main Entrance								
Terrazzo	5%			LIFE	**	5	\$7,700	C	
Vinyl Tile	30%	Now	\$143,900	2028	**	3	\$22,300	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Rooms 341, 344, 345								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Rooms 341,344, 345								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Stair Landings								
	Explanation : 9x9 Tiles								
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	
	Deflection Evident, Extent : Severe, Area Affected : 50%								
	Location : Old Auditorium								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Old Auditorium								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Old Auditorium								

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

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

## Interior

## Interior Walls

## Ceramic Tile

10%	Now	\$92,900	2026	**	5	\$8,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
<i>Location : Stairs</i>							
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
<i>Location : Stairs</i>							

## Gypsum Board

55%			LIFE	**	5	\$58,600	C
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## Masonry: Brick

5%			LIFE	**			C
----	--	--	------	----	--	--	---

## Marble Panels

5%			LIFE	**			C
----	--	--	------	----	--	--	---

## Plaster

20%			LIFE	**	5	\$10,700	C
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## Plaster

20%			LIFE		5	\$10,700	C
5%	Now	\$13,500	LIFE	* *	5	\$2,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
<i>Location : Old Auditorium</i>							
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>							
<i>Location : Old Auditorium</i>							

## Ceilings

## AcousTile,Adhered

10%			2028	**	5	\$19,800	B
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## 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
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## Plaster

5%	Now	\$24,700	LIFE	**	5	\$6,200	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>							
<i>Location : Old Auditorium</i>							
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
<i>Location : Old Auditorium</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	\$600	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%			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
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## Molded Case Bkrs

95%			2031	**	5	\$3,500	B
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## Wiring

## Thermoplastic

100%			2033	**	1		B
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**DEPT. OF HOMELESS SERVICES - 071**  
**LIFE FAMILY CENTER**  
**Asset # : 1954**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 120 Kw Kohler Genset								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$5,200	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$3,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : No Nameplate Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$266,800	10	\$121,600	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridor And Outside								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$88,900	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station And Strobe Lights								

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

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

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$25,800	1		B
No Component	90%							D
<b>Ventilation</b>								
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
<b>Plumbing</b>								
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
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2023	\$1,466,700	1-2	\$37,100	B

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Estimates are rounded to the nearest hundred dollars.*

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



Print Date : 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
<b>Total</b>		<b>\$162,500</b>
Priority B		\$162,500
<b>Total</b>		<b>\$162,500</b>

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
<b>Total</b>	<b>\$34,300</b>	<b>\$10,400</b>	<b>\$51,600</b>	<b>\$12,700</b>
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
<b>Total</b>	<b>\$34,300</b>	<b>\$10,400</b>	<b>\$51,600</b>	<b>\$12,700</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$27,400	A
	Graffiti, Extent : Light, Area Affected : 5% Location : Along Riverdale Avenue							
Masonry: Limestone	5%			LIFE	**	5	\$1,100	A
Windows								
Aluminum	100%	0-2	\$18,600	2039	**	5	\$2,300	A
	Unit Inoperable, Extent : Light, Area Affected : 15% Location : Throughout							
Parapets								
Masonry: Brick	90%	4+	\$3,300	LIFE	**	5	\$1,200	A
	Efflorescence, Extent : Moderate, Area Affected : 15% Location : Throughout Interior Face							
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
	Patching Evident, Extent : Moderate, Area Affected : 10% Location : Throughout							
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
	Deflection Evident, Extent : Moderate, Area Affected : 100% Location : Corridor(s)							
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								
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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Estimates are rounded to the nearest hundred dollars.

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

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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 200 Main Disconnect Switch								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-5 Lamps								
Fluorescent	95%			2028	* *	10	\$15,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	5%			2053	**	1		B
Natural Gas	95%			2043	**	1		B
Conversion Equipment								
Radiant Heater	5%			2028	**	2	\$400	B
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Various Locations							
	Explanation : Multiple Units							
Steam Boiler	95%			2036	**	1	\$17,100	B
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Basement							
	Explanation : 2 Natural Gas Fired Steam Boilers							
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,300	B
Terminal Devices								
Convactor/Radiator	100%			2021	\$162,500	1	\$5,900	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
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								

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

Mechanical		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Vertical Transport										
Elevators										
	Geared Traction	100%			LIFE		* *		C	
Other Observation, Extent : Moderate, Area Affected : 100%										
Location : B - 2										
Explanation : One Unit										
Fire Suppression										
Sprinkler										
	Generic	100%			2043		* *	1-2	\$5,100	B
No Backflow Preventer, Extent : Light, Area Affected : 100%										
Location : Basement										

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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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$38,700</b>	<b>\$33,400</b>	<b>\$46,100</b>	<b>\$78,000</b>
Priority A				\$18,200
Priority B	\$38,700	\$33,400	\$33,600	\$59,800
Priority C			\$12,500	
<b>Total</b>	<b>\$38,700</b>	<b>\$33,400</b>	<b>\$46,100</b>	<b>\$78,000</b>



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

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

**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>Alligatoring, 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

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

**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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority 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
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : At Water Main							
	Explanation : Corrosion							
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$20,000	B
Generators								
Diesel	100%			2027	* *	1	\$25,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 125 Kva D M T Genset							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,400	B
Fuel Storage								
Day Tank	100%			2032	* *	5	\$11,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 250 Gallon Tank							
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$122,100	10	\$55,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
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

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**  
**MOUNT EDEN AVENUE SRO**  
**Asset # : 50**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,700	2029	* *	1	\$28,400	B
	Malfunctioning, Extent : Moderate, Area Affected : 10%							
	Location : Gas Assembly Is Needed For Boiler # 1							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units							
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
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : 4 Units On Roof							
Window/Wall Unit	70%			2019	\$87,100	1		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
	Corroded, Extent : Moderate, Area Affected : 5%							
	Location : Booster Pump							
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$6,300	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : Heat Exchanger Built Into Boiler							
Sanitary Piping								
Cast Iron	100%	Now	\$2,600	LIFE	* *	1		B
	Blockage /Clogged, Extent : Severe, Area Affected : 10%							
	Location : 1st Floor Hallways							
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%			2029	* *	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.

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

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

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

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

*Maintenance \$ are aggregated over a 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** : 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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$181,800</b>	<b>\$21,800</b>	<b>\$45,800</b>	<b>\$27,400</b>
Priority A	\$41,700			
Priority B	\$90,700	\$21,800	\$28,400	\$23,500
Priority C	\$49,400		\$17,500	\$3,900
<b>Total</b>	<b>\$181,800</b>	<b>\$21,800</b>	<b>\$45,800</b>	<b>\$27,400</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**  
**NELSON AVE FAMILY RESIDENCE**  
**Asset # : 3011**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	* *	5	\$303,200	A	
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
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	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$16,100	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5-10	\$69,700	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5-10	\$6,900	A	
Roof									
Modified Bitumen	95%			2035	* *	10	\$46,100	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2055	* *	10	\$8,100	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : 4 Units Throughout								
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$34,000	C	
Ceramic Tile	20%	Now	\$114,100	2034	* *	5	\$15,500	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
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	

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

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

## Interior

## Ceilings

Exposed Struc: Steel	5%			LIFE	**	10	\$15,500	B
Gypsum Board	75%	Now	\$111,700	LIFE	**	5	\$145,600	B

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

Location : Throughout

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

Location : Throughout

Plaster	20%	Now	\$19,300	LIFE	**	5	\$19,400	B
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Location : Throughout

Electrical	Current Repair			Future Replacement		Maintenance		
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	\$400	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%			2045	**	5	\$400	B
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## Raceway

Conduit	100%			2045	**	1		B
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## Panelboards

Molded Case Bkrs	70%			2041	**	5	\$1,900	B
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Molded Case Bkrs	30%			2033	**	5	\$800	B
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## Wiring

Thermoplastic	100%			2045	**	1		B
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## Motor Controllers

Locally Mounted	100%			2038	**	5	\$700	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Water Main

Explanation : Main Water Pipe

## Lighting

## Interior Lighting

Fluorescent	95%			2025		\$198,500	10	\$90,400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Lamp T-12, Cfl

Incandescent	5%			2025		\$10,400	2	\$100	B
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**DEPT. OF HOMELESS SERVICES - 071**  
**NELSON AVE FAMILY RESIDENCE**  
**Asset # : 3011**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
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
<b>Alarm</b>								
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
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
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
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$91,600	B
Exhaust Fans								
Roof	100%			2030	* *	2	\$3,200	B
<b>Plumbing</b>								
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.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

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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** : 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
<b>Total</b>	<b>\$164,600</b>	<b>\$679,600</b>
Priority A	\$57,700	\$57,700
Priority B		\$497,500
Priority C	\$106,900	\$124,400
<b>Total</b>	<b>\$164,600</b>	<b>\$679,600</b>

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
<b>Total</b>	<b>\$158,500</b>	<b>\$23,900</b>	<b>\$25,500</b>	<b>\$40,000</b>
Priority A	\$34,400			
Priority B	\$68,200	\$23,900	\$25,500	\$28,500
Priority C	\$55,900			\$11,600
<b>Total</b>	<b>\$158,500</b>	<b>\$23,900</b>	<b>\$25,500</b>	<b>\$40,000</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**  
**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
Exterior									
Exterior Walls									
	Masonry: Brick	95%			LIFE	**	5	\$115,300	A
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	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
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$4,500	A
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	Masonry: Brick	85%			LIFE	**	5-10	\$18,600	A
		Recent Repair Evident, Extent : Light, Area Affected : 66%							
		Location : Throughout							
	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
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	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
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Quarry Tile	5%	Now	\$16,800	2038	**	5	\$2,300	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Kitchen							
	Vinyl Tile	25%	Now	\$62,200	2030	**	3	\$5,800	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Elevator Lobbies And Corridors							
		Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%							
		Location : Corridors							
	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
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Throughout*

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

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Computer Server Room*

## Ceilings

AcousTileSusp.Lay-In	80%			2030	* *	5	\$49,400	B
Gypsum Board	20%			LIFE	* *	5-10	\$42,500	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%			2045	* *	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated 800 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	50%			2045	* *	5	\$100	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
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## Motor Controllers

Locally Mounted	100%			2038	* *	5	\$300	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Main Water Pipe*

## Lighting

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

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

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

**Lighting**

Interior Lighting  
Fluorescent

98%  
 2025 \$81,400 10 \$37,100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 And T-12 Lamps*

Incandescent

2%  
 2025 \$1,700 2 B

Egress Lighting

Emergency, Service  
Exit, Service

50%  
 2025 \$2,800 1 B  
 50%  
 2025 \$2,800 1 B

Exterior Lighting

HID

100%  
 2025 \$1,400 10 \$100 B

**Alarm**

Fire/Smoke Detection

No Component  
Generic, Analog

30%  
 70%  
 2025 \$288,600  
 D  
 B

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

**Heating**

Energy Source

Natural Gas

100%  
 2035 \* \* 1 B

Conversion Equipment

Steam Boiler

100%  
 2030 \* \* 1 \$40,900 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 1 Unit*

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**

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

*Maintenance \$ are aggregated over a ten-year period. Site specific 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2035	* *	1		B
	Galv Iron/Steel	10%			2030	* *	1		B
	Water Heater								
	Gas Fired	100%			2020	\$9,100	2	\$600	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	90%			LIFE	* *	1		B
	Plastic/PVC	10%			2038	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-6								
	Explanation : 2 Units, 1 Unit Not In Service								
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$11,600	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** : 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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$229,400</b>	<b>\$73,700</b>	<b>\$161,800</b>	<b>\$98,400</b>
Priority A	\$18,400		\$17,900	
Priority B	\$162,200	\$73,700	\$143,800	\$85,600
Priority C	\$48,900			\$12,800
<b>Total</b>	<b>\$229,400</b>	<b>\$73,700</b>	<b>\$161,800</b>	<b>\$98,400</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**  
**PAMOJA HOUSE**  
**Asset # : 1975**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	0-2	\$243,900	LIFE	* *	5	\$142,000	A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Masonry: Brick	90%	Now	\$935,600	LIFE	* *	5	\$327,100	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Masonry: Sandstone	5%			LIFE	* *	5	\$13,600	A	
Windows									
Aluminum	95%	0-2	\$46,200	2039	* *	5	\$11,600	A	
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
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	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	90%	0-2	\$462,800	LIFE	* *	5	\$84,600	A	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Granite	3%	0-2	\$15,300	LIFE	* *	5	\$3,500	A	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Panel	3%			2043	* *	5	\$10,900	A	
Roof									
Asphalt Shingle	50%	Now	\$67,800	2032	* *			A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Over Drill Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Drill Floor								
Metal Panel	7%			2036	* *	10	\$53,400	A	
Modified Bitumen	35%	Now	\$80,400	2028	* *			A	
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
	Location : Over Third Floor								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Single Ply Membrane	3%			2028	* *	10	\$12,500	A	
Skylight, Metal/Glass	5%			2033	* *	10	\$69,400	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**  
**PAMOJA HOUSE**  
**Asset # : 1975**

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,300	B
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : Water Main					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	* *	1	\$69,500	B
	Generators								
	Diesel	100%			2026	* *	1	\$87,400	B
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : Generator Room					
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Generator Room					
				Explanation : Kohler Genset; Rating Not Available					
	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
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Explanation : T-8 Lamps					
	HID	20%			2023	\$15,600	10	\$1,500	B
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Main Hall					
				Explanation : Type: Mercury					
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**PAMOJA HOUSE**  
**Asset # : 1975**

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

**Plumbing**

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

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

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									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$32,200	2028	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Water Heater								
	Gas Fired	40%	Now	\$20,100	2023	\$20,100	2	\$1,100	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	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
		Blockage /Clogged, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$30,100	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$10,500	2033	* *	4	\$1,600	B
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
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

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

Maintenance \$ are aggregated over a 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** : 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

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

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$100,800</b>	<b>\$50,500</b>	<b>\$80,100</b>	<b>\$130,200</b>
Priority A	\$20,300		\$10,900	\$37,100
Priority B	\$80,600	\$29,600	\$59,700	\$93,100
Priority C		\$20,900	\$9,500	
<b>Total</b>	<b>\$100,800</b>	<b>\$50,500</b>	<b>\$80,100</b>	<b>\$130,200</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**  
**PARK SLOPE ARMORY**  
**Asset # : 4453**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$291,700	A
Masonry: Brick	3%			LIFE	**	5	\$9,700	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upper Wall Facing Roof								
Explanation : Stucco Over Brick								
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
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
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
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Gypsum Board	10%			LIFE	**	5	\$14,200	C
Masonry: Brick	75%			LIFE	**			C
Wood	5%			LIFE	**	5	\$47,500	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**  
**PARK SLOPE ARMORY**  
**Asset # : 4453**

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$43,400	1		B
No Component	90%							D
<b>Ventilation</b>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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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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
<b>Total</b>		<b>\$1,349,500</b>	<b>\$1,294,000</b>
Priority A		\$717,600	\$140,000
Priority B		\$396,600	\$395,000
Priority C		\$235,200	\$759,000
<b>Total</b>		<b>\$1,349,500</b>	<b>\$1,294,000</b>

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
<b>Total</b>	<b>\$17,800</b>	<b>\$46,200</b>	<b>\$35,100</b>	<b>\$18,900</b>
Priority A		\$33,400		\$6,500
Priority B	\$17,800	\$12,800	\$20,900	\$12,400
Priority C			\$14,300	
<b>Total</b>	<b>\$17,800</b>	<b>\$46,200</b>	<b>\$35,100</b>	<b>\$18,900</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**  
**POWERS FAMILY OVERNIGHT (PATH)**  
**Asset # : 1948**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	97%	0-2	\$236,500	LIFE	* *	5	\$82,700	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout All Facades								
Window Wall	3%			2044	* *	5	\$9,600	A
Windows								
Aluminum	100%	0-2	\$90,900	2040	* *	5	\$2,900	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
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
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North And South Facade Over Room 330 And 340								
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	\$5,000	C
Vinyl Tile	95%			2024	\$759,000	3	\$35,300	C
Worn/Eroded, Extent : Light, Area Affected : 50%								
Location : Throughout								
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
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : 3rd Floor								

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

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

## Interior

## Ceilings

Gypsum Board

80% Now \$228,100 LIFE \* \* 5 \$99,100 B  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : North And South Ends*  
*Water Penetration, Extent : Moderate, Area Affected : 15%*  
*Location : North And South Ends*

Plaster

20% Now \$49,300 LIFE \* \* 5 \$12,400 B  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : North And South Ends*

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

70% 2044 \* \* 5 \$200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 800 Amps Main Disconnect Switch*

Fused Disc Sw

30% 2044 \* \* 5 \$100 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1600 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

70% 2044 \* \* 5 \$200 B

Fused Disc Sw

30% 2044 \* \* 5 \$100 B

## Raceway

Conduit

70% 2044 \* \* 1 B

Conduit

30% 2050 \* \* 1 B

## Panelboards

Fused Disc Sw

15% 2040 \* \* 5 \$200 B

Molded Case Bkrs

85% 2040 \* \* 5 \$1,500 B

## Wiring

Thermoplastic

30% 2050 \* \* 1 B

Thermoplastic

70% 2044 \* \* 1 B

## Motor Controllers

Locally Mounted

100% 2037 \* \* 5 \$500 B

## Ground

## Grounding Devices

Generic

100% LIFE \* \* 5 \$1,000 B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPT. OF HOMELESS SERVICES - 071**  
**POWERS FAMILY OVERNIGHT (PATH)**  
**Asset # : 1948**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
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	\$11,400	10	\$8,000	B
Exit, Service	50%			2024	\$4,600	1		B
Exterior Lighting								
HID	100%			2024	\$2,300	10	\$200	B
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2029	* *	1-3	\$16,600	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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	\$188,000	1	\$4,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$58,000	2	\$800	B
Window/Wall Unit	50%			2019	\$64,500	1		B
No Component	30%							D

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
Heat Rejection								
Air Condenser Unit	20%			2024	\$17,600	2	\$9,200	B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,900	B
Exhaust Fans								
Roof	100%			2024	\$49,900	2	\$2,000	B
<b>Plumbing</b>								
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
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2044	* *	1-2	\$18,600	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.  
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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
<b>Total</b>	<b>\$43,100</b>	<b>\$462,400</b>
Priority A		\$206,900
Priority B	\$43,100	\$113,500
Priority C		\$142,000
<b>Total</b>	<b>\$43,100</b>	<b>\$462,400</b>

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
<b>Total</b>	<b>\$133,000</b>	<b>\$49,600</b>	<b>\$117,800</b>	<b>\$61,900</b>
Priority A			\$15,300	
Priority B	\$133,000	\$49,600	\$81,500	\$61,900
Priority C			\$21,000	
<b>Total</b>	<b>\$133,000</b>	<b>\$49,600</b>	<b>\$117,800</b>	<b>\$61,900</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	A
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$206,900	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : This Component Is Actually Terra- Cotta Panels.								
Metal Panel	10%			2053	**	5-10	\$22,800	A
Window Wall	5%			2053	**	5	\$6,200	A
Windows								
Aluminum	100%			2048	**	5		A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : All Windows Are Fixed.								
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Exterior Parapets								
Explanation : This Component Is Actually Terra-cotta Panels.								
Metal Panel	40%			2053	**	5	\$4,800	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Face								
Explanation : This Component Is Actually Fiber Glass Panels.								
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
Paver Block Ballast, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Conference Room On Seven Floor								
Roll Roofing	5%			2025	\$5,600	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		
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	75%			2043	* *	5	\$86,100	B
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*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Conference Room On Seven Floor*

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

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 4000 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2053	* *	5	\$2,000	B
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## Raceway

Conduit	100%			2053	* *	1		B
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## Panelboards

Molded Case Bkrs	100%			2048	* *	5	\$2,000	B
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## Wiring

Thermoplastic	100%			2053	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2043	* *	5	\$500	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,100	B
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## Stand-by Power

## Generators

Diesel	100%			2038	* *	1	\$29,700	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Roof*

*Explanation : No Available Ratings*

## Batteries

Lead/Acid	100%			2018	\$600	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2048	* *	5	\$7,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Capacity							
	Main Tank	50%			2063	* *	5	\$1,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 800 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	* *	10	\$21,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Flourescent Lamps							
	Fluorescent	70%			2033	* *	10	\$49,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	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
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Type							
Alarm									
	Security System								
	No Component	60%							D
	Generic	40%			2033	* *	1	\$11,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors And Outside							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic	100%			2033	* *	1-3	\$47,300	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%			2049	* *	1		B

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

**Asset # : 4448**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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>								
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 &amp; B M S Control System</i>								
Terminal Devices								
Air Handler	70%			2031	* *	1	\$33,200	B
Convactor/Radiator	30%			2040	* *	1	\$7,400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	* *	1		B
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>								
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>								
<b>Ventilation</b>								
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 &amp; Intake Louver Defects - Various Locations</i>								
Exhaust Fans								
Interior	60%			2031	* *	2	\$1,400	B
Roof	40%			2031	* *	2	\$900	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		B
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>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : B-7, P H							
		Explanation : 2 Units - Repaired Frequently In Past 5 Months							
	Hydraulic	10%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B-1							
		Explanation : 1 Unit							
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

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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
<b>Total</b>	<b>\$509,200</b>	<b>\$808,600</b>
Priority A	\$425,600	\$294,400
Priority B		\$462,300
Priority C	\$83,600	\$52,000
<b>Total</b>	<b>\$509,200</b>	<b>\$808,600</b>

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
<b>Total</b>	<b>\$174,300</b>	<b>\$110,700</b>	<b>\$74,700</b>	<b>\$117,700</b>
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
<b>Total</b>	<b>\$174,300</b>	<b>\$110,700</b>	<b>\$74,700</b>	<b>\$117,700</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$136,800	A	
Masonry: Brick	85%	Now	\$425,600	LIFE	* *	5	\$148,800	A	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : North And South Facades, Chimney									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Chimney									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Facade Along Catwalk Roof									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Chimney									
Masonry: Brick	5%			LIFE	* *	5	\$8,800	A	
Recent Construction, Extent : Light, Area Affected : 5%									
Location : Bulkhead									
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	
Seams Open/Split, Extent : Moderate, Area Affected : 5%									
Location : Mansard Roof At South Facade									
Metal Panel	10%			2038	* *	10	\$4,600	A	
Modified Bitumen	10%	Now	\$1,400	2026	* *			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Catwalk Roof Over 16th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Catwalk Roof Over 16th Floor									
Modified Bitumen	17%			2026	* *	10	\$4,200	A	
Roll Roofing	10%			2017	\$9,800	5	\$4,200	A	
Skylight, Metal/Glass	3%			2047	* *	10	\$2,500	A	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	10%			2020	\$195,000	3	\$24,200	C	
Carpet	5%			2022	\$97,500	3	\$16,100	C	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Various Rooms On 4th Floor									
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Basement Stair									
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%									
Location : Exit Stair, Basement									
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	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Dormitories Facing Catwalk Roof									
Plaster	10%			LIFE	**	5	\$10,100	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Skylight In Stair B, Basement									
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	
<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	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
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>								
<b>Lighting</b>								
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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	2%			2019	\$4,200	1		B
No Component	98%							D
<b>Ventilation</b>								
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>								
<b>Plumbing</b>								
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
<b>Vertical Transport</b>								
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
<b>Total</b>		<b>\$50,400</b>
Priority C		\$50,400
<b>Total</b>		<b>\$50,400</b>

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
<b>Total</b>	<b>\$25,300</b>	<b>\$3,500</b>	<b>\$5,200</b>	<b>\$51,500</b>
Priority A	\$7,600	\$700		
Priority B	\$13,200	\$2,800	\$4,400	\$36,100
Priority C	\$4,500		\$800	\$15,500
<b>Total</b>	<b>\$25,300</b>	<b>\$3,500</b>	<b>\$5,200</b>	<b>\$51,500</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**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4456**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
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>								
<b>Lighting</b>								
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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
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
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,300	B
Exhaust Fans								
Roof	30%			2021	\$3,800	2	\$200	B
No Component	70%							D
<b>Plumbing</b>								
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
<b>Total</b>		<b>\$37,900</b>
Priority C		\$37,900
<b>Total</b>		<b>\$37,900</b>

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
<b>Total</b>	<b>\$31,800</b>	<b>\$2,500</b>	<b>\$3,300</b>	<b>\$40,100</b>
Priority A	\$7,100	\$700		
Priority B	\$10,900	\$1,800	\$2,700	\$24,300
Priority C	\$13,800		\$600	\$15,800
<b>Total</b>	<b>\$31,800</b>	<b>\$2,500</b>	<b>\$3,300</b>	<b>\$40,100</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**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$5,400	A
Masonry: Brick	45%			LIFE	**	5	\$9,700	A
Repairs in Progress, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	45%			LIFE	**	5	\$9,700	A
Repairs in Progress, Extent : Light, Area Affected : 50%								
Location : South Facade								
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Facade								
Explanation : Stucco On Brick								
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
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Quarry Tile	20%			2034	**	5	\$7,100	C
Vinyl Tile	20%			2021	\$37,900	3	\$1,800	C
Vinyl Tile	5%	0-2	\$9,500	2031	**	3	\$400	C
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Security Room								
Recent Replace Evident, Extent : Light, Area Affected : 20%								
Location : First Floor Corridor And Offices								
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
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkheads								
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			
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	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Electrical Services Rated At 600a And 400a.									
	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
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	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		
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%			2031	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2026	* *	1	\$7,800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units - Multi Temp							
	Distribution								
	Hot Wtr Piping/Pump	100%			2029	* *	4	\$1,200	B
	Terminal Devices								
	Convactor/Radiator	100%			2026	* *	1	\$5,100	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**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 4462**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$19,200	2	\$100	B
Window/Wall Unit	25%			2016	\$7,700	1		B
No Component	65%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$2,000	B
No Component	90%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,500	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
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** : 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
<b>Total</b>		<b>\$639,100</b>	<b>\$832,700</b>
Priority A		\$185,400	\$54,400
Priority B		\$354,800	\$735,200
Priority C		\$98,900	\$43,100
<b>Total</b>		<b>\$639,100</b>	<b>\$832,700</b>

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
<b>Total</b>	<b>\$126,100</b>	<b>\$12,500</b>	<b>\$26,200</b>	<b>\$16,000</b>
Priority A	\$40,800			
Priority B	\$36,100	\$12,500	\$19,100	\$16,000
Priority C	\$49,200		\$7,100	
<b>Total</b>	<b>\$126,100</b>	<b>\$12,500</b>	<b>\$26,200</b>	<b>\$16,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$77,800	LIFE	**	5	\$54,400	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	100%	0-2	\$29,000	2041	**	5	\$1,800	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$16,200	A
Masonry: Brick	90%	Now	\$56,400	LIFE	**	5	\$5,200	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Vegetation Growth, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	Now	\$51,300	2030	**			A
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$9,400	LIFE	**	5	\$6,900	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$11,600	2034	**	5	\$1,600	C
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	90%			2030	**	3	\$21,300	C
Interior Walls								
Ceramic Tile	5%	Now	\$98,900	2040	**	5	\$1,900	C
	Adhesion Failure, Extent : Severe, Area Affected : 100%							
	Location : Bathrooms							
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Bathrooms							
Gypsum Board	95%	Now	\$28,200	LIFE	**	5	\$43,100	C
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 100% 0-2 \$97,000 2030 \* \* 5 \$31,600 B

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

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

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

*Location : Electrical Room*

*Explanation : 1- 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

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

## Raceway

Conduit 95% 2035 \* \* 1 B

Conduit 5% 2045 \* \* 1 B

## 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

## Wiring

Thermoplastic 90% 2035 \* \* 1 B

Thermoplastic 10% 2045 \* \* 1 B

## Motor Controllers

Locally Mounted 100% 2023 \$9,600 5 \$300 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,300 B

## Lighting

## Interior Lighting

Fluorescent 58% 2025 \$49,300 10 \$22,500 B

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

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

Fluorescent 40% 2030 \* \* 10 \$15,500 B

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

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

Fluorescent 2% 2030 \* \* 10 \$800 B

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

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

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

**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

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

**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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Basement								
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

<b>CAPITAL</b>		<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$35,100	
Electrical			\$233,700
<b>Total</b>		<b>\$35,100</b>	<b>\$233,700</b>
Priority A		\$35,100	
Priority B			\$233,700
<b>Total</b>		<b>\$35,100</b>	<b>\$233,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$141,400</b>	<b>\$14,500</b>	<b>\$24,700</b>	<b>\$25,200</b>
Priority A	\$81,400	\$2,500		
Priority B	\$25,600	\$12,000	\$22,200	\$16,800
Priority C	\$34,400		\$2,500	\$8,400
<b>Total</b>	<b>\$141,400</b>	<b>\$14,500</b>	<b>\$24,700</b>	<b>\$25,200</b>



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

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 Stone/Terra Cotta	5%			LIFE	**	5	\$17,000	A
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : At Cornices And Throughout							
Masonry: Brick	90%			LIFE	**	5	\$39,300	A
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : Throughout							
Masonry: Granite	5%	Now	\$13,400	LIFE	**	5	\$800	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : At Building Base Other Observation, Extent : Moderate, Area Affected : 100% Location : At Building Base Explanation : Painted Surfaces							
Windows								
Aluminum	100%			2047	**	5	\$5,000	A
Parapets								
Masonry: Brick	55%			LIFE	**	5-10	\$41,200	A
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : Throughout Other Observation, Extent : Moderate, Area Affected : 50% Location : Interior Face Explanation : Stucco On Brick							
Metal Rail	15%	Now	\$9,100	2030	**	5	\$11,600	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Over Fourth Floor Deformed/Dented, Extent : Moderate, Area Affected : 20% Location : Ladder From Third To Fourth Floor Roofs Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25% Location : Ladder From Third To Fourth Floor Roofs							
Metal: Cage/Fence	25%	Now	\$17,000	2030	**	5	\$8,800	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Over Third Floor Roof							
Pre-Cast Concrete	5%			LIFE	**	5	\$6,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Coping							
Roof								
Modified Bitumen	45%			2025	\$24,000	10	\$4,000	A
	Patching Evident, Extent : Moderate, Area Affected : 20% Location : Over Fourth Floor							
Panel/Paver: Cer/Brk	50%	Now	\$10,400	2035	**			A
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25% Location : Over Third Floor Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over Third Floor Dormitories							
Skylight, Metal/Glass	5%			2045	**	10	\$1,500	A

**Interior**

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

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

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

*Location : Third Floor Dormitories*

Plaster	20%			LIFE	**	5-10	\$7,700	B
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2035	**	5	\$100	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%			2035	**	5	\$100	B
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## Raceway

Conduit	100%			2035	**	1		B
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## Panelboards

Fused Disc Sw	20%			2033	**	5	\$100	B
Molded Case Bkrs	80%			2033	**	5	\$400	B

## Wiring

Thermoplastic	100%			2035	**	1		B
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## Motor Controllers

Locally Mounted	100%			2030	**	5	\$100	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Connected With Main Water Pipe*

## Stand-by Power

## Transfer Switches

Automatic	100%			2030	**	1	\$5,500	B
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**DEPT. OF HOMELESS SERVICES - 071**  
**SCCW CENTRAL**  
**Asset # : 4443**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Stand-by Power</b>								
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		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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	* *	1		B
Conversion Equipment								
Window/Wall Unit	65%			2020	\$25,000	1		B
No Component	35%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,200	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2025	\$3,000	2	\$100	B
No Component	80%							D
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		B
Water Heater								
Gas Fired	100%			2024	\$4,400	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	\$11,500	4	\$2,500	B
Backflow Preventer								
Generic	100%			2033	* *	1	\$1,100	B
Fixtures								
Generic	100%							B
<b>Vertical Transport</b>								
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>								
<b>Fire Suppression</b>								

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## DEPT. OF HOMELESS SERVICES - 071

## SCCW CENTRAL

Asset # : 4443

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%			2028	* *	1	\$3,400	B
Chemical System									
	Generic	100%			2020	\$27,200	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** : 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
<b>Total</b>	<b>\$1,360,200</b>	<b>\$1,821,900</b>
Priority A	\$660,000	\$106,200
Priority B	\$200,600	\$1,321,900
Priority C	\$499,600	\$393,700
<b>Total</b>	<b>\$1,360,200</b>	<b>\$1,821,900</b>

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
<b>Total</b>	<b>\$156,100</b>	<b>\$14,800</b>	<b>\$19,300</b>	<b>\$22,900</b>
Priority A	\$54,300			
Priority B	\$62,300	\$14,800	\$19,300	\$12,900
Priority C	\$39,400			\$10,000
<b>Total</b>	<b>\$156,100</b>	<b>\$14,800</b>	<b>\$19,300</b>	<b>\$22,900</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**  
**SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES**

**Asset # : 2595**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	47%	Now	\$147,200	LIFE	* *	5	\$51,500	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Metal Fire Escapes								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Storage Wall At Main Entrance								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : B & C Line At East Facade								
Masonry: Brick	50%	Now	\$156,600	LIFE	* *	5	\$54,800	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Metal Fire Escapes								
Spalling, Extent : Light, Area Affected : 5%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Middle Courtyard Line From Fifth To Second Floors								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Explanation : Cement Stucco Coated								
Masonry: Limestone	3%			LIFE	* *	5	\$4,900	A
Windows								
Aluminum	95%	Now	\$55,500	2041	* *	5	\$3,500	A
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Citrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Thermally Inefficient, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	5%	Now	\$18,100	2050	* *	5	\$1,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Stairs								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Masonry: Brick	40%			LIFE	* *	5-10	\$18,900	A
Masonry: Brick	30%			LIFE	* *	5-10	\$14,200	A
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Norh Parapet								
Explanation : Cement Stucco Coated								
Metal Panel	25%			2051	* *	5	\$6,700	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,300	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**  
**SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES**

**Asset # : 2595**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
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
<b>Interior</b>								
<b>Floors</b>								
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>								
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
Gypsum Board	80%			LIFE	**	5-10	\$315,200	B
Plaster	20%			LIFE	**	5-10	\$39,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2035	**	5	\$300	B
<b>Raceway</b>								
Conduit	100%			2035	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2033	**	5	\$2,100	B

*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**  
**SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES**  
**Asset # : 2595**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Covered With Insulation								
Lighting								
Interior Lighting								
Fluorescent	10%			2025	\$15,400	10	\$7,000	B
T-12 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Fluorescent	20%			2025	\$30,800	10	\$14,000	B
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Corridors, Staircases								
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
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside, Hallways								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$765,100			B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells And Smoke Detectors								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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		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									
	Conversion Equipment								
	Hot Water Boiler	100%			2023	\$163,300	1	\$37,900	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	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
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B - G							
		Explanation : 1 Freight							
	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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Interior Architecture		\$288,700
Mechanical		\$182,000
<b>Total</b>		<b>\$470,700</b>
Priority B		\$182,000
Priority C		\$288,700
<b>Total</b>		<b>\$470,700</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$128,100</b>	<b>\$31,700</b>	<b>\$31,200</b>	<b>\$37,600</b>
Priority B	\$74,400	\$31,700	\$31,200	\$30,800
Priority C	\$53,700			\$6,800
<b>Total</b>	<b>\$128,100</b>	<b>\$31,700</b>	<b>\$31,200</b>	<b>\$37,600</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.

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**DEPT. OF HOMELESS SERVICES - 071**  
**SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)**

**Asset # : 14740**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
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
<b>Interior Walls</b>								
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
<b>Ceilings</b>								
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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2045	**	1		B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$800	B
<b>Wiring</b>								
Thermoplastic	100%			2045	**	1		B
<b>Lighting</b>								
<b>Interior Lighting</b>								
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>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	**	10	\$3,400	B
Exit, Service	50%			2030	**	1		B
<b>Exterior Lighting</b>								
HID	100%			2030	**	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**  
**SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)**  
**Asset # : 14740**

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

**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*

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

**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.*

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)**

**Asset # : 14740**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$6,200	2	\$400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Of 2 Unit Out Of Service. 1 Of 2 Unit Is New And Working							
	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
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1 Unit B-6 & 1 Unit 1-7							
		Explanation : 2 Units							
	Hydraulic	30%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1-2							
		Explanation : 1 Unit							
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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*\*\* 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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$170,400	\$122,300
Interior Architecture	\$247,800	\$139,200
Electrical		\$78,000
Mechanical		\$282,400
<b>Total</b>	<b>\$418,200</b>	<b>\$621,900</b>
Priority A	\$170,400	\$122,300
Priority B	\$157,000	\$450,100
Priority C	\$90,800	\$49,500
<b>Total</b>	<b>\$418,200</b>	<b>\$621,900</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$92,900</b>	<b>\$14,600</b>	<b>\$36,700</b>	<b>\$16,700</b>
Priority A	\$2,300		\$4,300	
Priority B	\$75,200	\$14,600	\$17,000	\$14,400
Priority C	\$15,400		\$15,500	\$2,200
<b>Total</b>	<b>\$92,900</b>	<b>\$14,600</b>	<b>\$36,700</b>	<b>\$16,700</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
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% 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
<b>Interior</b>								
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% Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%			LIFE	**	5-10	\$246,700	B
Plaster	20%			LIFE	**	5-10	\$30,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room 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

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**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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
Other Observation, Extent : Moderate, Area Affected : 90%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	5%			2030	* *	10	\$2,700	B
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	35%			2025	\$42,200	10	\$19,200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-12 Lamps								
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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Hot Water Boiler	50%			2038	* *	1	\$14,800	B
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 1 Of 2 Units								
Hot Water Boiler	50%			2030	* *	1	\$14,800	B
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 1 Of 2 Units								

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**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

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

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**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$54,000	
Interior Architecture	\$187,700	\$232,300
Electrical	\$51,200	\$294,500
<b>Total</b>	<b>\$292,900</b>	<b>\$526,800</b>
Priority A	\$54,000	
Priority B	\$169,000	\$294,500
Priority C	\$69,900	\$232,300
<b>Total</b>	<b>\$292,900</b>	<b>\$526,800</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$216,000</b>	<b>\$33,900</b>	<b>\$25,700</b>	<b>\$73,300</b>
Priority A	\$117,900	\$5,400		\$15,300
Priority B	\$35,400	\$28,600	\$25,700	\$54,300
Priority C	\$62,800			\$3,600
<b>Total</b>	<b>\$216,000</b>	<b>\$33,900</b>	<b>\$25,700</b>	<b>\$73,300</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE**

**Asset # : 1944**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$20,200	LIFE	**	5	\$9,400	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Basement Window At South Facade								
	Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
	Location : Basement Window At South Facade								
Concrete Masonry Unit	15%	2-4	\$22,100	LIFE	**	5	\$3,500	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
	Explanation : Section Of South Facade Is Covered With Stucco								
Masonry: Brick	25%	Now	\$54,000	LIFE	**	5	\$9,400	A	
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : Over Door At South Facade								
Masonry: Brick	40%			LIFE	**	5	\$15,100	A	
Stucco Cement	5%	Now	\$5,200	2037	**	5	\$2,400	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
Stucco Cement	10%			2037	**	5	\$9,400	A	
Windows									
Aluminum	90%	Now	\$27,200	2040	**	5	\$1,100	A	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Steel	10%	Now	\$12,600	2049	**	5	\$1,600	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
	Location : Fifth Floor And Stairs								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Fifth Floor								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Fifth Floor And Stair								
Parapets									
Masonry: Brick	65%	2-4	\$7,100	LIFE	**	5	\$1,300	A	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Panel	5%	Now	\$700	2044	**	5	\$200	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Coping								
Metal Rail	5%	Now	\$300	2029	**	5	\$700	A	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : At Corners Of Building								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
<b>Roof</b>								
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>								
<b>Interior</b>								
<b>Floors</b>								
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>								
<b>Interior Walls</b>								
Plaster	100%	0-2	\$69,900	LIFE	**	5	\$13,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
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>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$15,100	5	\$100	B
<b>Raceway</b>								
Conduit	100%			2024	\$2,700	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2023	\$10,300	5	\$600	B

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**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE**

**Asset # : 1944**

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2029	* *	1	\$25,400	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Steam Piping/Pump	100%			2034	* *	4	\$1,300	B
	Terminal Devices								
	Convactor/Radiator	100%			2037	* *	1	\$8,300	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2019	\$5,000	1		B
	No Component	90%							D
	Terminal Devices								
	Fan Coil - Cooling	2%			2024	\$400	1	\$200	B
	No Component	98%							D
	Heat Rejection								
	Air Condenser Unit	2%			2024	\$100	2	\$400	B
	No Component	98%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,300	B
	Exhaust Fans								
	Roof	100%			2024	\$19,300	2	\$800	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		B
	Water Heater								
	Gas Fired	100%	Now	\$1,700	2022	\$5,700	2	\$300	B
		Broken, Extent : Severe, Area Affected : 65%							
		Location : 2 Dwh Need Replacement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2017	\$6,300	4	\$2,500	B

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

**DEPT. OF HOMELESS SERVICES - 071**  
**STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE**

**Asset # : 1944**

Mechanical		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									
	Backflow Preventer								
	No Component	90%							D
	Generic	10%			2029	* *	1	\$200	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boilers Only							
Fixtures									
	Generic	100%							B
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Bathtubs							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$7,200	B
	Chemical System								
	Generic	100%			2022	\$24,800	1-3	\$55,000	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Ansul-102							

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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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$163,900	\$57,300
Interior Architecture		\$233,200
Electrical		\$110,700
<b>Total</b>	<b>\$163,900</b>	<b>\$401,200</b>
Priority A	\$163,900	\$57,300
Priority B		\$180,100
Priority C		\$163,800
<b>Total</b>	<b>\$163,900</b>	<b>\$401,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$90,900</b>	<b>\$12,000</b>	<b>\$10,500</b>	<b>\$32,500</b>
Priority A	\$47,000	\$5,500		\$3,800
Priority B	\$17,100	\$6,500	\$8,800	\$28,700
Priority C	\$26,800		\$1,800	
<b>Total</b>	<b>\$90,900</b>	<b>\$12,000</b>	<b>\$10,500</b>	<b>\$32,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF HOMELESS SERVICES - 071**  
**STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)**

**Asset # : 4457**

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	50%	Now	\$81,900	LIFE	**	5	\$28,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : South And East Facades							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%							
	Location : South And East Facades							
Masonry: Brick	50%	Now	\$81,900	LIFE	**	5	\$28,600	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout, Bulkheads							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways							
	Explanation : Stucco On Brick							
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
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways And Interior Face							
	Explanation : Stucco On Brick							
Roof								
Modified Bitumen	95%	Now	\$32,500	2026	**			A
	Alligatoring, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Above D-line Apartments							
Skylight, Metal/Glass	5%	Now	\$14,500	2031	**			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Stairs							
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
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Apartment 4g, And D Line Apartments							

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**DEPT. OF HOMELESS SERVICES - 071**  
**STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)**

**Asset # : 4457**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
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
<b>Ground</b>								
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>								
<b>Lighting</b>								
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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
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
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units - A O Smith 100 Gallons Ea								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		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**

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$254,300	\$142,700
Interior Architecture	\$472,400	\$706,700
Electrical	\$74,500	\$105,900
Mechanical	\$131,500	\$2,309,800
<b>Total</b>	<b>\$932,800</b>	<b>\$3,265,100</b>
Priority A	\$254,300	\$142,700
Priority B	\$678,500	\$2,460,600
Priority C		\$661,800
<b>Total</b>	<b>\$932,800</b>	<b>\$3,265,100</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$140,900</b>	<b>\$60,900</b>	<b>\$87,400</b>	<b>\$44,900</b>
Priority A	\$14,100		\$200	
Priority B	\$78,700	\$45,400	\$87,200	\$44,900
Priority C	\$48,200	\$15,500		
<b>Total</b>	<b>\$140,900</b>	<b>\$60,900</b>	<b>\$87,400</b>	<b>\$44,900</b>



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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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$66,300	A
Masonry: Brick	90%	Now	\$218,500	LIFE	**	5	\$76,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Walls Facing Courtyard, Bulkhead								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Wall Facing Courtyard, Bulhead								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Walls Facing Courtyard, Bulkhead								
Windows								
Aluminum	95%			2045	**	5	\$13,700	A
Steel	5%	0-2	\$35,800	2048	**	5	\$4,500	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
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
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								
Uneven Surface, Extent : Moderate, Area Affected : 25%								
Location : Storage Room In Basement								
Ceramic Tile	5%			2032	**	5	\$5,100	C
Quarry Tile	5%	Now	\$28,000	2028	**	5	\$3,800	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Kitchen								
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Kitchen								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Kitchen								
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.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**THIRD STREET SHELTER**  
**Asset # : 1956**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Stand-by Power</b>								
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>								
<b>Lighting</b>								
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
<b>Alarm</b>								
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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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF HOMELESS SERVICES - 071**  
**THIRD STREET SHELTER**  
**Asset # : 1956**

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

## Alarm

Fire/Smoke Detection  
Generic

100% 2031 \* \* 1-3 \$43,600 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

## 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

*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**  
**THIRD STREET SHELTER**  
**Asset # : 1956**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub Basement And Water Main								
	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
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Sub Basement								
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (1) S B, B, 1-6 (1) B, 1-6 (1) S B, 1								
	Explanation : 3 Units								
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
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Fire Pump								
	Generic	100%	Now	\$2,400	2019	\$48,200	1	\$11,500	B
	Corroded, Extent : Severe, Area Affected : 10%								
	Location : Basement								

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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	
<b>Total</b>	<b>\$413,000</b>	<b>\$654,800</b>
Priority A		\$376,900
Priority B	\$194,900	\$230,500
Priority C	\$218,200	\$47,500
<b>Total</b>	<b>\$413,000</b>	<b>\$654,800</b>

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
<b>Total</b>	<b>\$55,200</b>	<b>\$14,900</b>	<b>\$12,000</b>	<b>\$6,800</b>
Priority A	\$32,600	\$2,900		
Priority B	\$13,900	\$7,500	\$12,000	\$6,800
Priority C	\$8,800	\$4,500		
<b>Total</b>	<b>\$55,200</b>	<b>\$14,900</b>	<b>\$12,000</b>	<b>\$6,800</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVE. FAMILY RESIDENCE**  
**Asset # : 4449**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$82,200	A
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : West Facade, Bulkheads								
Explanation : Stucco Over Brick								
Masonry: Brick	5%	Now	\$6,500	LIFE	* *	5	\$4,600	A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads A And B								
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
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$5,500	A
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Explanation : Stucco Over Brick								
Pre-Cast Concrete	5%	Now	\$1,000	LIFE	* *	5	\$1,800	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Roof								
Modified Bitumen	95%			2021	\$245,600	10	\$44,500	A
Skylight, Metal/Glass	5%	Now	\$6,600	2031	* *			A
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs A And C								
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
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Staff Restroom On First Floor								
Vinyl Tile	30%			2026	* *	3	\$10,800	C
Wood	53%	0-2	\$158,400	2036	* *	5	\$47,500	C
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVE. FAMILY RESIDENCE**  
**Asset # : 4449**

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

## Interior

## Interior Walls

## Ceramic Tile

2% Now \$59,800 2036 \* \* 5 \$1,100 C

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Basement Corridor*

*Loose/Delam Surface, Extent : Severe, Area Affected : 10%*

*Location : Basement*

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	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% 2031 \* \* 5 \$300 B

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

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1200 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%		2031	* *	5	\$300	B
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## Raceway

Conduit	100%		2031	* *	1		B
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## Panelboards

Fused Disc Sw	5%		2029	* *	5	\$100	B
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Molded Case Bkrs	95%		2029	* *	5	\$1,600	B
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## Wiring

Thermoplastic	100%		2031	* *	1		B
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## Motor Controllers

Locally Mounted	100%		2026	* *	5	\$400	B
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## Ground

## Grounding Devices

Generic	100%		LIFE	* *	5	\$1,000	B
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## Lighting

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**DEPT. OF HOMELESS SERVICES - 071**  
**UNIVERSITY AVE. FAMILY RESIDENCE**  
**Asset # : 4449**

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

**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			
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% 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			
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%			2026	* *	4	\$1,600	B
	Backflow Preventer								
	Generic	100%			2026	* *	1	\$3,900	B
	Fixtures								
	Generic	100%							B
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture	\$1,666,900	\$157,100
Interior Architecture	\$49,300	\$1,138,000
Electrical	\$544,300	\$222,500
Mechanical		\$63,600
<b>Total</b>	<b>\$2,260,500</b>	<b>\$1,581,200</b>
Priority A	\$1,666,900	\$157,100
Priority B	\$544,300	\$437,100
Priority C	\$49,300	\$986,900
<b>Total</b>	<b>\$2,260,500</b>	<b>\$1,581,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
Exterior Architecture	\$18,200			
Interior Architecture	\$37,700		\$14,300	
Electrical	\$53,900			\$400
Mechanical	\$29,800	\$13,300	\$14,500	\$19,100
<b>Total</b>	<b>\$139,600</b>	<b>\$13,300</b>	<b>\$28,800</b>	<b>\$19,500</b>
Priority A	\$18,200			
Priority B	\$100,400	\$13,300	\$14,500	\$19,500
Priority C	\$21,000		\$14,300	
<b>Total</b>	<b>\$139,600</b>	<b>\$13,300</b>	<b>\$28,800</b>	<b>\$19,500</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$141,100	LIFE	* *	5	\$33,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Near Entrance To Gas Main In Wing N								
Cast Stone/Terra Cotta	5%	Now	\$265,600	LIFE	* *	5	\$51,500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Top Section Of Facades,Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : At Corners, Throughout								
Masonry: Brick	5%	Now	\$188,700	LIFE	* *	5	\$6,600	A
Diagonal Cracks, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Horizontal Cracks, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Bulkheads								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Masonry: Brick	75%	Now	\$566,000	LIFE	* *	5	\$99,000	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 40%								
Location : Over Windows At Entrance To Basement Of F Wing, Throughout								
Pre-Cast Concrete	5%	Now	\$10,300	LIFE	* *	5	\$21,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Stucco Cement	5%	Now	\$36,200	2026	* *	5	\$8,200	A
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Throughout South Facade								
Windows								
Aluminum	95%	Now	\$100,200	2037	* *	5	\$4,200	A
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Louvers	5%			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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$60,800	LIFE	* *	5	\$5,600	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : At Corners, Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal: Cage/Fence	20%	Now	\$7,800	2026	* *	5	\$4,500	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Built-Up (BUR)	97%	Now	\$237,400	2031	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads And Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 20%							
	Location : Bulkheads And Throughout							
Skylight, Metal/Glass	3%	Now	\$71,100	2031	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Bulkheads, Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Throughout							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$14,700	C
Ceramic Tile	10%	Now	\$49,300	2030	* *	5	\$6,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Vinyl Tile	85%			2021	\$919,500	3	\$42,800	C
Interior Walls								
Ceramic Tile	5%	Now	\$21,000	2030	* *	5	\$4,000	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
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
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2021	\$29,200	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 800 Amps Main Disconnect Switch							
	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
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	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
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2016	\$398,100	10	\$74,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ussing T12 Lamps							
	Fluorescent	5%			2026	* *	10	\$4,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices And Kitchen							
		Explanation : Using T8 Lamps							
	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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2031	* *	1		B
	Conversion Equipment								
	Steam Boiler	100%			2026	* *	1	\$88,800	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	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

<b>CAPITAL</b>		<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture			\$66,300
Interior Architecture			\$72,600
Electrical		\$36,200	\$54,300
<b>Total</b>		<b>\$36,200</b>	<b>\$193,200</b>
Priority A			\$66,300
Priority B		\$36,200	\$89,700
Priority C			\$37,200
<b>Total</b>		<b>\$36,200</b>	<b>\$193,200</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$43,900</b>	<b>\$9,300</b>	<b>\$7,500</b>	<b>\$29,200</b>
Priority A	\$15,200	\$2,500		\$800
Priority B	\$28,700	\$4,900	\$7,500	\$14,300
Priority C		\$1,900		\$14,000
<b>Total</b>	<b>\$43,900</b>	<b>\$9,300</b>	<b>\$7,500</b>	<b>\$29,200</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)**

**Asset # : 4458**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Exterior									
Exterior Walls									
	Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$900	A
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Chimney							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Chimney							
	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
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
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
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	Masonry: Brick	80%			LIFE	**	5	\$4,100	A
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior Face And Areaways							
		Explanation : Stucco On Brick							
	Metal Panel	10%			2041	**	5	\$2,000	A
	Metal Rail	5%	Now	\$600	2026	**	5	\$1,800	A
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
Roof									
	Modified Bitumen	98%			2021	\$66,300	10	\$12,000	A
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	Now	\$3,400	2031	**			A
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Bulkhead							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Bulkhead							
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		
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		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%				2031	**	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%				2031	**	5	\$200	B
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Raceway

Conduit	95%				2031	**	1		B
Conduit	5%				2041	**	1		B

Panelboards

Molded Case Bkrs	100%				2029	**	5	\$1,200	B
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Wiring

Thermoplastic	95%				2031	**	1		B
Thermoplastic	5%				2041	**	1		B

**Ground**

Grounding Devices

Generic	100%	2-4		\$900	LIFE	**	5	\$700	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

**Lighting**

Interior Lighting

Fluorescent	60%				2021	\$54,300	10	\$24,800	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

Incandescent	40%				2016	\$36,200	2	\$400	B
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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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**DEPT. OF HOMELESS SERVICES - 071**  
**WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)**

**Asset # : 4458**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		B
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$22,300	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 3 Units, Hydrotherm-720,000 Btu/hr								
	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

<b>CAPITAL</b>	<b>FY 2016 - 2019</b>	<b>FY 2020 - 2025</b>
Exterior Architecture		\$234,900
Interior Architecture		\$137,100
Electrical	\$51,100	
Mechanical		\$35,600
<b>Total</b>	<b>\$51,100</b>	<b>\$407,500</b>
Priority A		\$234,900
Priority B	\$51,100	\$120,700
Priority C		\$51,900
<b>Total</b>	<b>\$51,100</b>	<b>\$407,500</b>

<b>EXPENSE</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>
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
<b>Total</b>	<b>\$95,100</b>	<b>\$45,600</b>	<b>\$32,000</b>	<b>\$50,900</b>
Priority A		\$2,900		\$2,000
Priority B	\$95,100	\$28,800	\$32,000	\$48,900
Priority C		\$13,800		
<b>Total</b>	<b>\$95,100</b>	<b>\$45,600</b>	<b>\$32,000</b>	<b>\$50,900</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**  
**WEBSTER AVENUE SRO**  
**Asset # : 4451**

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

## 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	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%			2041	**	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 3000 Amps Main Disconnect Switch								
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

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**  
**WEBSTER AVENUE SRO**  
**Asset # : 4451**

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
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
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit -	10%			2021	\$35,600	2	\$400	B
Heating/Cooling								
Window/Wall Unit	10%			2016	\$11,100	1		B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,700	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,700	B
<b>Plumbing</b>								
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			
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
Other Observation, Extent : Severe, Area Affected : 100%									
Location : B-9									
Explanation : 2 Units									

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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
<b>Total</b>	<b>\$2,577,300</b>	<b>\$515,000</b>
Priority A	\$514,000	\$136,400
Priority B	\$1,158,300	\$311,900
Priority C	\$905,000	\$66,700
<b>Total</b>	<b>\$2,577,300</b>	<b>\$515,000</b>

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
<b>Total</b>	<b>\$82,400</b>	<b>\$10,100</b>	<b>\$8,800</b>	<b>\$32,400</b>
Priority A	\$3,500			\$23,100
Priority B	\$57,400	\$8,800	\$8,800	\$8,000
Priority C	\$21,500	\$1,300		\$1,300
<b>Total</b>	<b>\$82,400</b>	<b>\$10,100</b>	<b>\$8,800</b>	<b>\$32,400</b>



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**DEPT. OF HOMELESS SERVICES - 071**  
**WILLOW AVENUE MENS SHELTER**  
**Asset # : 4447**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$41,800	LIFE	* *	5	\$3,900	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 45%							
	Location : East Facade Exit - Concrete Landing							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 45%							
	Location : East Facade Exit - Concrete Landing							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 45%							
	Location : East Facade Exit - Concrete Landing							
Masonry: Brick	5%	Now	\$55,900	LIFE	* *	5	\$2,000	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 85%							
	Location : East Facade, Retaining Wall At Areaway							
	Misaligned/Bulging, Extent : Severe, Area Affected : 85%							
	Location : East Facade, Retaining Wall At Areaway							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Spalling, Extent : Severe, Area Affected : 85%							
	Location : East Facade, Retaining Wall At Areaway							
Masonry: Brick	93%	Now	\$416,200	LIFE	* *	5	\$36,400	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Throughout, North Facade, South Facade, East Facade, West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : Throughout, North Facade, South Facade, East Facade, West Facade							
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
	Location : Northwest Corner, Above 4th Floor Window							
	Repairs in Progress, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : East Facade							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : West Facade At Areaway							
Windows								
Aluminum	95%			2029	* *	5	\$2,500	A
Wood	5%	Now	\$3,500	2046	* *	5	\$700	A
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Split/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Parapets								
Metal Rail	100%			2034	* *	5-10	\$55,700	A
Roof								
Roll Roofing	100%			2020	\$98,100	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		
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	\$9,300	C
Ceramic Tile	5%	Now	\$39,200	2036	* *	5	\$1,100	C
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	25%			2026	* *	3	\$4,000	C
Wood	60%	Now	\$799,900	2061	* *	5	\$24,000	C
Deflection Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout, 1st Through 4th Floors								
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%								
Location : Throughout, 1st Through 4th Floors								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%								
Location : Throughout All Floors								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout All Floors								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Upper Floors								
Explanation : Structural Stability Of Floor Beams Is Questionable								
Interior Walls								
Ceramic Tile	5%			2024	\$66,700	5	\$2,500	C
Concrete Masonry Unit	10%	Now	\$21,500	LIFE	* *	5	\$2,000	C
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : 4th Floor								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Fourth Floor								
Explanation : Horizontal Joints Are Separating Due To Floor Deflection								
Glass: Single Pane	2%			LIFE	* *	5	\$800	C
Gypsum Board	38%			LIFE	* *	5	\$11,600	C
Masonry: Brick	35%	Now	\$65,900	LIFE	* *			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	10%			LIFE	* *			C
Ceilings								
Exposed Struc: Wood	85%	Now	\$862,900	LIFE	* *			B
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Basement, 1st Through 4th Floors								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout, Basement, 1st Through 4th Floors								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout, Basement, 1st Through 4th Floors								
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**

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

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

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