

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$542,600
Electrical	\$66,500	\$385,100
Mechanical		\$118,900
<b>Total</b>	<b>\$66,500</b>	<b>\$1,046,600</b>
Importance Code B	\$66,500	\$1,046,600
<b>Total</b>	<b>\$66,500</b>	<b>\$1,046,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$6,300	\$30,200	\$900	
Interior Architecture	\$7,800			\$3,900
Electrical	\$4,500	\$3,200	\$2,700	\$2,500
Mechanical	\$2,200	\$6,000	\$3,000	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$24,700</b>	<b>\$43,400</b>	<b>\$10,600</b>	<b>\$12,800</b>
Importance Code A	\$7,500	\$31,500	\$2,100	\$1,200
Importance Code B	\$15,100	\$11,900	\$8,500	\$11,600
Importance Code C	\$2,200			
<b>Total</b>	<b>\$24,700</b>	<b>\$43,400</b>	<b>\$10,600</b>	<b>\$12,800</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**  
**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	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	* *	5	\$25,000		
Masonry: Brick	10%			LIFE	* *	5	\$2,800		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facde									
Explanation : Stucco On Brick									
Windows									
Aluminum	100%			2039	* *	5	\$1,900		
Parapets									
Masonry: Brick	60%			LIFE	* *	5	\$2,600		
Metal Panel	5%	Now	\$3,300	2043	* *	5	\$400		
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		
Roof									
Asphalt Shingle	5%			2032	* *	10	\$300		
IRMA/Protected Membrane	85%			2028	* *	10	\$30,200		
Paver Block Ballast, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roll Roofing	10%			2022	\$14,300	5	\$5,900		
Interior									
Floors									
Ceramic Tile	10%			2032	* *	5	\$3,600		
Quarry Tile	5%			2036	* *	5	\$2,700		
Vinyl Tile	85%			2023	\$256,000	3	\$15,400		
Interior Walls									
Ceramic Tile	10%			2032	* *	5	\$4,300		
Gypsum Board	85%			LIFE	* *	5	\$22,100		
SGFT/Glazed Masonry	5%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	100%			2021	\$286,500	5	\$36,300		
Staining/Discoloring, Extent : Light, Area Affected : 25%									
Location : Throughout									

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

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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
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	* *	5	\$700	
Raceway								
Conduit	95%			2033	* *	1		
Conduit	5%			2043	* *	1		
Panelboards								
Molded Case Bkrs	100%			2039	* *	5	\$700	
Wiring								
Thermoplastic	90%			2033	* *	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$7,600	
Generators								
Diesel	100%			2026	\$55,000	1	\$9,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : Emergency Generator Rated @ 60 Kw								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2038	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Explanation : 300 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$129,700	10	\$16,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	20%			2023	\$34,600	10	\$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T- 8 Lamps								
Incandescent	5%			2018	\$66,500	2		
Egress Lighting								
Emergency, Service	60%			2028	* *	1		
Exit, Service	40%			2023	\$3,200	1		
Exterior Lighting								
HID	100%			2023	\$91,000	10	\$100	

**Alarm**

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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)		

**Alarm**

## Security System

No Component

70%

Generic

30%

2028

\* \*

1

\$2,800

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

## Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$74,800

1-3

\$4,700

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

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

**Heating**

## Energy Source

Fuel Oil No 2

100%

2033

\* \*

5

\$7,500

## Conversion Equipment

Hot Water Boiler

100%

2028

\* \*

1

\$12,000

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

## Distribution

Hot Wtr Piping/Pump

100%

2022

\$118,900

4

\$1,800

## Terminal Devices

Under Construction

100%

**Air Conditioning**

## Energy Source

Electricity

100%

2031

\* \*

1

## Conversion Equipment

Window/Wall Unit

60%

2021

\$29,200

1

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

No Component

40%

**Ventilation**

## Distribution

Ductwork/Diffusers

40%

LIFE

\* \*

2-5

\$5,400

No Component

60%

## Exhaust Fans

Interior

30%

2023

\$7,800

2

\$200

Roof

15%

2023

\$2,800

2

\$100

No Component

55%

**Plumbing**

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Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2033	* *	1		
	Water Heater Gas Fired	100%			2021	\$5,500	2	\$400	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,600	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
		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	

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**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : ATLANTIC AVENUE ARMORY  
**Address** : 1322 BEDFORD AVENUE @ ATLANTIC AVE  
**Borough** : BROOKLYN **Agency's Number** : MB051  
**Program / Asset #** : DHS0080.000 / 4452 **Yr Built/Renovated** : 1898 / 2005  
**Area Sq Ft** : 174,360 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 15-Jun-2015 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 1199 **Lot** : 15 **BIN** : 3029748

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$689,200	\$628,400
Interior Architecture	\$962,900	\$1,336,800
Electrical	\$1,622,100	\$11,496,700
Mechanical	\$43,600	\$1,297,200
<b>Total</b>	<b>\$3,317,800</b>	<b>\$14,759,000</b>
Importance Code A	\$689,200	\$628,400
Importance Code B	\$2,628,600	\$14,087,500
Importance Code C		\$43,200
<b>Total</b>	<b>\$3,317,800</b>	<b>\$14,759,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$25,900	\$10,000		
Interior Architecture	\$95,900			\$19,700
Electrical	\$53,500	\$13,700	\$15,500	\$14,400
Mechanical	\$102,000	\$42,000	\$83,500	\$43,300
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$287,100</b>	<b>\$75,600</b>	<b>\$108,800</b>	<b>\$87,400</b>
Importance Code A	\$43,300	\$27,400	\$17,400	\$17,400
Importance Code B	\$180,000	\$48,200	\$91,400	\$70,000
Importance Code C	\$63,800			
<b>Total</b>	<b>\$287,100</b>	<b>\$75,600</b>	<b>\$108,800</b>	<b>\$87,400</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	
Exterior									
Exterior Walls									
Copper/Terne	2%			2061	**	10	\$16,200		
Masonry: Brick	88%	4+	\$196,000	LIFE	**	5	\$303,800		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Side Entry Of Drill Area									
Masonry: Brownstone	10%			LIFE	**	5	\$51,800		
Windows									
Aluminum	95%			2048	**	5	\$20,000		
Metal Louvers	5%			2035	**	10	\$6,600		
Parapets									
Masonry: Brick	90%			LIFE	**	5-10	\$297,800		
Masonry: Brownstone	10%			LIFE	**	5-10	\$62,400		
Roof									
Copper/Terne	5%			2041	**	10	\$26,800		
Roll Roofing	25%			2025	\$236,400	5	\$89,300		
Skylight, Metal/Glass	3%			2036	**	10	\$21,400		
Slate	67%			LIFE	**	10	\$143,600		
Interior									
Floors									
Cast in Place Concrete	30%			LIFE	**	5	\$345,300		
Ceramic Tile	5%			2035	**	5	\$13,200		
Terrazzo	5%	Now	\$13,100	LIFE	**	5	\$10,300		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Stair Located At Entrance									
Vinyl Tile	40%			2026	\$956,500	3	\$52,600		
Wood	20%			2041	**	5	\$98,700		
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$16,500		
Gypsum Board	10%			LIFE	**	5-10	\$35,000		
Masonry: Brick	5%			LIFE	**	10	\$3,100		
Plaster	70%	Now	\$24,700	LIFE	**	5	\$43,200		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : 5th Floor Common Area									
SGFT/Glazed Masonry	5%			LIFE	**	10	\$5,100		
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Side Entry To Drill Area									
Ceilings									
AcousTileSusp.Lay-In	3%			2031	**	5	\$7,900		
Embossed Metal	5%			LIFE	**	5	\$11,800		
Exposed Struc: Steel	10%			LIFE	**	10	\$52,600		
Exposed Struc: Wood	32%	Now	\$565,000	LIFE	**				
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Drill Floor									
Gypsum Board	10%			LIFE	**	5-10	\$90,400		
Plaster	40%			LIFE	**	5-10	\$180,900		

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**DEPT. OF HOMELESS SERVICES - 071**  
**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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Rated @ 2500 Amperes							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$700	
Raceway								
Conduit	50%			2046	* *	1		
Conduit	50%			2026	\$104,300	1		
Panelboards								
Molded Case Bkrs	70%			2042	* *	5	\$3,200	
Molded Case Bkrs	30%			2025	\$47,900	5	\$1,400	
Wiring								
Braided Cloth	30%	2-4	\$77,800	2051	* *	1		
	Insulation Aged, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	70%			2046	* *	1		
Motor Controllers								
Locally Mounted	80%			2031	* *	5	\$900	
Locally Mounted	20%			2024	\$29,000	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : No Ground Wire Jumping The Water Meter							
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$53,600	
Generators								
Diesel	100%			2029	* *	1	\$67,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 250 Kw							
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$38,900	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$5,200	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$9,504,900	10	\$145,100	
	T-8 Lamps, Extent : Light, Area Affected : 100%							
	Location : Throughout Building							
Fluorescent	10%			2021	\$1,056,100	10	\$16,100	
	T-12 Lamps, Extent : Light, Area Affected : 100%							
	Location : Basement And Sub Basement							

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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</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2026	\$46,200	1		
Exit, Service	50%			2026	\$31,300	1		
Exterior Lighting								
HID	80%			2026	\$563,100	10	\$400	
HID	20%			2031	* *	10	\$100	
<b>Alarm</b>								
Security System								
No Component	75%							
Generic	25%			2034	* *	1	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Areas &amp; Some Corridors</i>								
<i>Explanation : Cctv Only</i>								
Fire/Smoke Detection								
No Component	20%							
Generic, Analog	80%	0-2	\$1,544,400	2036	* *			
<i>Malfunctioning, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Areas Around The Building</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</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : 4,500 Gallon Tank #2 Fuel</i>								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$174,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$77,600	
Steam Piping/Pump	50%			2036	* *	4	\$4,300	
Terminal Devices								
Air Handler	40%			2026	\$405,300	1	\$43,500	
Convactor/Radiator	40%			2031	* *	1	\$22,700	
Fan Coil Unit/Heat	20%			2026	\$562,700	1	\$11,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	* *	1		

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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
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2027	* *	2	\$2,700	
Int Pkg Unit - Cooling	10%			2024	\$242,000	2	\$1,100	
No Component	65%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$71,500	
No Component	75%							
Heat Rejection								
Water Cool Tower	25%			2027	* *	2	\$44,200	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$155,200	
Exhaust Fans								
Interior	100%			2026	\$7,300	2	\$5,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2024	\$43,700	2	\$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : Indirect Fired With 250 Gallon Storage Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,800	4	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 - Duplex Units								
Backflow Preventer								
Generic	100%			2031	* *	1	\$10,800	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 5th Floor								
Explanation : 2 Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$88,600	
Sprinkler								
Generic	100%			2046	* *	1-2	\$49,200	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ATLANTIC AVENUE ARMORY**  
**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
Fire Suppression									
	Fire Pump								
	Generic	100%			2035	* *	1	\$32,800	

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$449,800
Interior Architecture	\$276,900	\$1,257,500
Electrical	\$276,400	\$1,051,500
Mechanical		\$962,100
<b>Total</b>	<b>\$553,300</b>	<b>\$3,721,000</b>
Importance Code A		\$449,800
Importance Code B	\$450,600	\$3,200,300
Importance Code C	\$102,800	\$70,800
<b>Total</b>	<b>\$553,300</b>	<b>\$3,721,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$66,000	\$19,200	
Interior Architecture	\$26,100			\$16,500
Electrical	\$8,900	\$21,300	\$10,100	\$7,600
Mechanical	\$19,200	\$39,800	\$12,100	\$14,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$72,000</b>	<b>\$144,900</b>	<b>\$59,100</b>	<b>\$56,300</b>
Importance Code A	\$5,400	\$71,500	\$24,600	\$5,400
Importance Code B	\$59,900	\$73,400	\$34,500	\$50,900
Importance Code C	\$6,600			
<b>Total</b>	<b>\$72,000</b>	<b>\$144,900</b>	<b>\$59,100</b>	<b>\$56,300</b>



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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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$191,900	
Masonry: Brick	80%			LIFE	**	5	\$196,500	
Masonry: Limestone	5%			LIFE	**	5	\$9,200	
Metal Panel	5%			2043	**	5-10	\$84,400	
Windows								
Aluminum	100%			2039	**	5	\$38,300	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	
Masonry: Brick	55%			LIFE	**	5	\$1,400	
Metal: Cage/Fence	35%			2036	**	5-10	\$6,700	
Roof								
Built-Up (BUR)	10%			2023	\$16,100	10	\$3,600	
Metal Panel	35%			2028	**	10	\$23,200	
Modified Bitumen	55%			2028	**	10	\$19,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	
Ceramic Tile	5%			2032	**	5	\$8,200	
Terrazzo	5%			LIFE	**	5	\$6,400	
Vinyl Tile	75%			2023	\$1,026,900	3	\$61,800	
Vinyl Tile	5%	Now	\$68,500	2033	**	3	\$3,100	
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	
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$102,800	LIFE	**	5	\$3,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 75%								
Location : Penthouses								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Penthouses								
Plaster	85%			LIFE	**	5	\$66,900	
Ceilings								
Metal Panel	20%			LIFE	**	5	\$41,200	
Plaster	75%			LIFE	**	5	\$77,300	
Plaster	5%	Now	\$105,700	LIFE	**	5	\$5,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Penthouses								
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Penthouses								

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Estimates are rounded to the nearest hundred dollars.

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

<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</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2023	\$143,200	5	\$700	
Raceway								
Conduit	80%			2023	\$118,700	1		
Conduit	20%			2043	* *	1		
Panelboards								
Molded Case Bkrs	75%			2022	\$87,600	5	\$2,700	
Molded Case Bkrs	25%			2031	* *	5	\$900	
Wiring								
Braided Cloth	75%	2-4	\$175,400	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2043	* *	1		
Motor Controllers								
Locally Mounted	80%			2021	\$204,600	5	\$700	
Locally Mounted	20%			2028	* *	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2028	* *	10	\$101,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$13,300	
Exit, Service	50%			2028	* *	1		
Exterior Lighting								
HID	100%			2023	\$497,500	10	\$400	
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$83,100	
<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</b>
<b>Heating</b>								
Energy Source								
HTHW/HW	100%			2033	* *	1		
<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**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Heat Exchanger	100%			2032	* *	1	\$54,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building Basement								
Explanation : 3 New Units Located In Adjacent Building Basement								
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$540,500	4	\$8,100	
Terminal Devices								
Convactor/Radiator	85%			2028	* *	1	\$30,200	
Fan Coil Unit/Heat	5%			2028	* *	1	\$1,800	
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Penthouse								
Explanation : 3 Obsolete Abandoned Air Handler Units Remaining								
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	5%			2018	\$11,100	1		
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,100	
No Component	95%							
Exhaust Fans								
Interior	5%			2028	* *	2	\$200	
No Component	95%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Penthouse								
Explanation : 3 Obsolete Abandoned Units Remaining								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$16,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Adjacent Building Basement								
Explanation : 2 Hot Water Exchangers								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Not Accessible	100%							

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**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
Plumbing								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Adjacent Building Basement							
	Explanation : 1 Unit In Adjacent Building Basement							
Backflow Preventer Generic	100%			2028	* *	1	\$8,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Adjacent Building Basement							
	Explanation : 1 Unit In Adjacent Building Basement							
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : B-8							
	Explanation : 2 Units							
Fire Suppression								
Standpipe Generic	100%			2023	\$384,000	1-5	\$57,600	
Sprinkler No Component	97%							
Generic	3%			2023	\$37,700	1-2	\$900	
Fire Pump Not Accessible	100%							

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : BARBARA KLEIMAN RESIDENCE / BLDG. 1 - MAIN BLDG.  
**Address** : 300 SKILLMAN AVENUE @ KINGSLAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009  
**Area Sq Ft** : 85,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 13-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$139,100
Interior Architecture	\$163,400	\$922,700
Electrical	\$183,100	\$555,700
Mechanical	\$61,500	\$721,100
<b>Total</b>	<b>\$408,000</b>	<b>\$2,338,600</b>
Importance Code A		\$139,100
Importance Code B	\$408,000	\$2,199,500
<b>Total</b>	<b>\$408,000</b>	<b>\$2,338,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,200	\$5,500	\$9,000	
Interior Architecture	\$31,000	\$15,900	\$3,200	\$9,500
Electrical	\$11,100	\$8,300	\$11,800	\$7,300
Mechanical	\$18,800	\$44,900	\$20,900	\$16,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$90,900</b>	<b>\$86,400</b>	<b>\$56,700</b>	<b>\$45,200</b>
Importance Code A	\$26,700	\$14,100	\$17,400	\$8,400
Importance Code B	\$46,000	\$72,300	\$39,200	\$36,700
Importance Code C	\$18,200			
<b>Total</b>	<b>\$90,900</b>	<b>\$86,400</b>	<b>\$56,700</b>	<b>\$45,200</b>



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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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,400	
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : One Floor Structures Adjacent To Main Building							
Masonry: Brick	76%			LIFE	* *	5	\$139,100	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$6,900	
Metal, Corrugated	7%	Now	\$18,200	2033	* *	1		
	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	
Windows								
Aluminum	100%			2039	* *	5	\$18,000	
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$500	
Metal Panel	10%			2043	* *	5	\$1,300	
Metal Rail	25%			2036	* *	5-10	\$14,900	
No Component	50%							
Roof								
Copper/Terne	5%			2038	* *	10	\$4,800	
Modified Bitumen	45%			2031	* *	10	\$17,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Flat Sections							
Single Ply Membrane	50%			2031	* *	10	\$19,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Sloped Roof							
Interior								
Floors								
Carpet	5%			2022	\$79,300	3	\$9,500	
Cast in Place Concrete	8%			LIFE	* *	5	\$22,300	
Ceramic Tile	5%			2032	* *	5	\$6,400	
Mosaic Tile	2%			2028	* *	5	\$6,400	
Quarry Tile	5%			2028	* *	5	\$9,500	
Terrazzo	5%	Now	\$57,800	LIFE	* *	5	\$5,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : First Floor							
Vinyl Tile	60%			2023	\$633,900	3	\$38,200	
Vinyl Tile	10%			2018	\$105,600	3	\$4,800	
	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**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	**	5	\$8,800	
	Concrete Masonry Unit	10%			LIFE	**	5	\$7,100	
	Gypsum Board	30%			LIFE	**	5	\$31,800	
	Plaster	10%	Now	\$13,800	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Boiler Room									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Throughout Boiler Room									
	Plaster	35%			LIFE	**	5	\$18,500	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTile,Adhered	25%			2021	\$288,800	5	\$31,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
	AcousTileSusp.Lay-In	10%			2028	**	5	\$12,700	
	Exposed Concrete	5%			LIFE	**	5	\$1,000	
	Gypsum Board	20%			LIFE	**	5	\$31,800	
	Plaster	40%			LIFE	**	5	\$31,800	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated @ 1600 Amperes And 1200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	* *	5	\$300	
Molded Case Bkrs	30%			2023	\$35,800	5	\$700	
Raceway								
Conduit	30%			2033	* *	1		
Conduit	70%			2023	\$67,700	1		
Panelboards								
Fused Disc Sw	10%			2031	* *	5	\$200	
Molded Case Bkrs	60%			2022	\$52,600	5	\$1,300	
Molded Case Bkrs	30%			2031	* *	5	\$700	
Wiring								
Braided Cloth	70%	0-2	\$105,100	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 0%								
Location : Throughout								
Thermoplastic	30%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	* *	5	\$600	

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

**Asset # : 2588**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	**	1	\$26,200	
	Generators								
	Diesel	100%			2026	\$86,100	1	\$32,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Diesel Generator Rated @ 375 Kva							
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$3,100	
	Fuel Storage								
	Day Tank	50%			2039	**	5	\$7,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : No Available Capacity Rating							
	Main Tank	50%			2051	**	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : No Available Capacity Rating							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2028	**	10	\$39,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	50%			2028	**	10	\$39,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2023	\$20,400	1		
	Exit, Service	50%			2023	\$13,800	1		
	Exterior Lighting								
	HID	100%			2023	\$313,500	10	\$300	
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2028	**	1-3	\$15,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detector							

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**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
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$84,200	
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	\$375,300	4	\$5,700	
Steam Piping/Pump	10%			2049	* *	4	\$600	
Terminal Devices								
Air Handler	5%			2028	* *	1	\$2,600	
Convactor/Radiator	95%			2028	* *	1	\$26,100	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2018	\$17,100	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$2,400	
No Component	95%							
Exhaust Fans								
Roof	5%			2023	\$3,300	2	\$100	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	* *	1		
Galv Iron/Steel	20%			2021	\$49,600	1		
Water Heater								
Gas Fired	100%			2021	\$19,300	2	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
HW Heat Exchanger								
Low Temp	100%			2043	* *	4	\$8,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,800	4	\$1,600	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 2 Units - Both Not Working							
Fire Suppression									
	Standpipe								
	Generic	100%			2023	\$296,200	1-5	\$44,400	
	Sprinkler								
	No Component	75%							
	Generic	25%			2033		* *	1-2	\$6,000
	Fire Pump								
	Generic	100%	Now	\$3,100	2019	\$61,500	1	\$14,300	
		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.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$206,200	
Interior Architecture		\$165,700	\$35,400
Electrical		\$52,300	\$39,800
Mechanical			\$170,300
<b>Total</b>		<b>\$424,200</b>	<b>\$245,500</b>
Importance Code A		\$206,200	
Importance Code B		\$153,900	\$245,500
Importance Code C		\$64,100	
<b>Total</b>		<b>\$424,200</b>	<b>\$245,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,800	\$600		
Interior Architecture	\$6,600			
Electrical	\$7,500	\$12,300	\$200	\$200
Mechanical	\$1,200	\$16,200	\$1,000	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$53,900</b>	<b>\$33,100</b>	<b>\$5,100</b>	<b>\$5,100</b>
Importance Code A	\$34,800	\$600		
Importance Code B	\$19,200	\$32,400	\$5,100	\$5,100
Importance Code C				
<b>Total</b>	<b>\$53,900</b>	<b>\$33,100</b>	<b>\$5,100</b>	<b>\$5,100</b>



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 Estimates are rounded to the nearest hundred dollars.

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

\*\* 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
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$600	
Masonry: Brick	93%	Now	\$109,500	LIFE	* *	5	\$18,600	
	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	
Windows								
Metal Clad	95%	Now	\$96,700	2048	* *	5	\$6,000	
	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	\$2,900	10	\$600	
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2033	* *			
	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	\$32,900	2025	\$32,900	5	\$6,800	1
	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	\$6,600	LIFE	* *	5	\$7,100	
	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	

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**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

## Interior

## Interior Walls

Concrete Masonry Unit	25%			LIFE		**	5	\$2,200	
Masonry: Brick	75%	Now	\$64,100	LIFE		**			

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

*Location : Throughout*

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

*Location : Throughout*

## Ceilings

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

*Location : Throughout*

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

*Location : 3rd Floor*

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

## Under 600 Volts

## Raceway

Conduit	100%			2023		\$3,700	1		
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## Panelboards

Molded Case Bkrs	100%			2022		\$7,300	5	\$300	
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*Enclosure Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

## Wiring

Braided Cloth	90%	2-4	\$7,200	2048		**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	10%			2033		**	1		
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## Lighting

## Interior Lighting

Fluorescent	95%			2018		\$52,300	10	\$9,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

Incandescent	5%			2018		\$2,800	2		
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## Egress Lighting

Emergency, Battery	50%			2023		\$7,100	10	\$1,300	
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Exit, Service	50%			2023		\$1,400	1		
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## Exterior Lighting

HID	100%			2023		\$39,800	10		
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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**

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	

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic

30%

2028

\* \*

1-3

\$2,000

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

**Heating**

## Distribution

Hot Wtr Piping/Pump

100%

2022

\$53,000

4

\$800

## Terminal Devices

Convactor/Radiator

80%

2021

\$79,700

1

\$2,800

Unit Heater-Stm/HW

20%

2018

\$13,600

4

\$300

**Plumbing**

## H/C Water Piping

Galv Iron/Steel

5%

2021

\$1,600

1

No Component

95%

## Sanitary Piping

Cast Iron

5%

LIFE

\* \*

1

No Component

95%

## Backflow Preventer

Generic

100%

2028

\* \*

1

\$700

**Vertical Transport**

## Elevators

Geared Traction

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1-3**Explanation : 1 Freight Unit***Fire Suppression**

## Standpipe

Generic

100%

2023

\$37,600

1-5

\$5,700

## Sprinkler

Generic

100%

2033

\* \*

1-2

\$3,000

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$9,540,400	\$1,276,900
Interior Architecture	\$4,981,100	\$1,262,600
Electrical	\$3,641,600	\$17,969,600
Mechanical	\$1,963,100	\$7,152,600
<b>Total</b>	<b>\$20,126,300</b>	<b>\$27,661,700</b>
Importance Code A	\$9,540,400	\$1,522,200
Importance Code B	\$9,072,500	\$25,976,100
Importance Code C	\$1,513,400	\$163,400
<b>Total</b>	<b>\$20,126,300</b>	<b>\$27,661,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$24,200	\$6,000	\$1,300	
Interior Architecture		\$36,000	\$26,500	\$7,600
Electrical	\$9,700	\$13,700	\$7,400	\$9,200
Mechanical	\$26,900	\$23,400	\$57,600	\$31,000
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
<b>Total</b>	<b>\$123,100</b>	<b>\$141,300</b>	<b>\$155,100</b>	<b>\$109,900</b>
Importance Code A	\$24,200	\$6,900	\$1,300	
Importance Code B	\$98,800	\$134,400	\$153,800	\$109,900
Importance Code C				
<b>Total</b>	<b>\$123,100</b>	<b>\$141,300</b>	<b>\$155,100</b>	<b>\$109,900</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**  
**BELLEVUE MENS SHELTER**  
**Asset # : 1955**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,673,600	LIFE	* *	5	\$411,200	
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	\$2,636,300	LIFE	* *	5	\$447,300	
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	\$561,600	LIFE	* *	5	\$19,700	
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	\$2,825,900	2048	* *	5	\$34,500	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Aluminum	3%			2039	* *	5	\$2,700	
Steel	20%	Now	\$915,100	2048	* *	5	\$112,100	1
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
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$145,700	LIFE	* *	5	\$24,600	1
	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	\$8,900	2043	* *	5	\$2,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	70%	Now	\$251,300	LIFE	* *	5	\$14,900	
	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	\$65,100	LIFE	* *	5	\$2,700	
	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	\$465,900	2033	* *			
	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	\$15,300	2023	\$306,300			
	Drains Clogged, Extent : Light, Area Affected : 100%							
	Location : 7th Floor East Roof							
Single Ply Membrane	5%			2028	* *	10	\$6,000	
	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	
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$123,100	LIFE	* *	5	\$132,600		
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	\$172,100	2026	\$573,600	5	\$15,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Showers									
Marble Panels	5%	0-2	\$107,200	LIFE	* *	5	\$22,700		
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	\$85,100	2028	* *	5	\$22,700		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Terrazzo	15%	Now	\$557,300	LIFE	* *	5	\$71,000		
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
Vinyl Tile	10%	Now	\$503,300	2033	* *	3	\$22,700		
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	\$503,300	3	\$22,700		
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	\$79,600		
Wood	5%			2038	* *	5	\$56,800		

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$259,000	2032	* *	5	\$16,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout								
Granite Panels	5%	0-2	\$125,600	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Marble Panels	5%	0-2	\$124,700	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	20%	Now	\$1,004,100	LIFE	* *	5	\$38,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 9th Floor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : 9th Floor And Stairwells Throughout								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 9th Floor								
Plaster	65%			LIFE	* *	5	\$124,900	
Ceilings								
AcousTile,Adhered	10%	Now	\$165,100	2028	* *	5	\$30,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
AcousTileConcealSpLn	10%			2028	* *	5	\$75,800	
AcousTileSusp.Lay-In	5%	Now	\$47,900	2028	* *	5	\$15,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Plaster	75%	Now	\$1,165,400	LIFE	* *	5	\$284,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43								

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle		Estimated Cost
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Room W 33									
Explanation : 4000 Amps Main Service									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Switchgear / Switchboard									
Molded Case Bkrs	80%			2043	* *	5	\$8,600		
	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		
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Electrical Room								
	Explanation : 800 Amps For Elevators								
Raceway									
Conduit	50%			2023	\$285,800	1			
Conduit	50%			2043	* *	1			
Panelboards									
Fused Knife Sw	20%	2-4	\$105,100	2048	* *	5	\$900		
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Fused Toggle Switch	59%	2-4	\$310,100	2048	* *	5	\$2,800		
	Other Observation, Extent : Moderate, Area Affected : 59%								
	Location : Throughout								
	Explanation : On Extended Life								
Molded Case Bkrs	10%			2022	\$52,600	5	\$1,100		
Molded Case Bkrs	10%			2039	* *	5	\$1,100		
Molded Case Bkrs	1%			2045	* *	5	\$100		
Wiring									
Braided Cloth	90%	2-4	\$792,400	2048	* *	1			
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Thermoplastic	10%			2043	* *	1			
Motor Controllers									
Locally Mounted	80%			2021	\$230,300	5	\$2,200		
Locally Mounted	20%			2036	* *	5	\$500		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$6,000		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Lighting									

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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</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%	0-2	\$2,222,900	2033	* *			
<i>Inadequate Ltg Level, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement</i>								
Fluorescent	20%			2028	* *	10	\$74,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	60%			2023	\$13,337,500	10	\$222,900	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	5%			2028	* *	10	\$700	
Incandescent	5%			2023	\$1,111,500	2	\$500	
<b>Egress Lighting</b>								
Emergency, Service	50%			2018	\$97,300	1		
Exit, Service	20%			2028	* *	1		
Exit, Service	30%			2018	\$39,500	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$1,497,300	10	\$1,200	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2023	\$1,231,800	1-3	\$77,300	
<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</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2043	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$245,300	5	\$24,100	
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$276,100	2023	\$2,761,400	4	\$20,000	
<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	
Heating									
Terminal Devices									
Air Handler	20%	Now	\$426,500	2033	* *	1	\$45,100		
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Sub Basement								
Convactor/Radiator	80%	Now	\$298,900	2021	\$2,988,600	1	\$94,200		
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Upper Floors								
	Explanation : Broken Radiators Removed / Need Replacement								
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1			
Conversion Equipment									
Window/Wall Unit	10%			2018	\$81,300	1			
No Component	90%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$225,800		
Exhaust Fans									
Interior	100%	Now	\$21,900	2018	\$437,200	2	\$9,900		
	Broken, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Plumbing									
H/C Water Piping									
Brass/Copper	15%			2033	* *	1			
Galv Iron/Steel	85%	Now	\$200,800	2021	\$1,004,000	1			
	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	\$73,600	2043	* *	4	\$40,000		
	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	\$43,000	LIFE	* *	1			
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Sub Basement								
Storm Drain Piping									
Cast Iron	100%	Now	\$55,200	LIFE	* *	1			
	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
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$4,300	2023	\$10,800	4	\$1,600	
		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%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		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	\$70,600	2033	* *	1-5	\$143,700	
		Corroded, Extent : Moderate, Area Affected : 25%							
		Location : Sub Basement							
Sprinkler									
	No Component	95%							
	Generic	5%			2033	* *	1-2	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : Limited Coverage							

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$555,500	\$35,100
Interior Architecture		\$630,800	\$603,600
Electrical		\$245,800	\$4,586,100
Mechanical		\$337,300	\$197,000
<b>Total</b>		<b>\$1,769,400</b>	<b>\$5,421,800</b>
Importance Code A		\$555,500	\$35,100
Importance Code B		\$787,600	\$5,347,400
Importance Code C		\$426,300	\$39,300
<b>Total</b>		<b>\$1,769,400</b>	<b>\$5,421,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$30,100		\$5,100	
Interior Architecture	\$15,700		\$3,900	\$3,500
Electrical	\$4,600	\$6,200	\$32,700	\$4,400
Mechanical	\$80,800	\$13,800	\$40,200	\$17,200
<b>Total</b>	<b>\$131,100</b>	<b>\$20,000</b>	<b>\$81,900</b>	<b>\$25,100</b>
Importance Code A	\$46,500	\$3,700	\$8,900	\$3,700
Importance Code B	\$81,700	\$16,300	\$73,000	\$21,400
Importance Code C	\$3,000			
<b>Total</b>	<b>\$131,100</b>	<b>\$20,000</b>	<b>\$81,900</b>	<b>\$25,100</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
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$8,400	
Masonry: Brick	65%	Now	\$310,400	LIFE	**	5	\$35,100	
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	
Pre-Cast Concrete	5%	Now	\$26,200	LIFE	**	5	\$8,800	
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	
Aluminum	15%	Now	\$56,500	2049	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : Clearstories								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Clearstories								
Roof								
Modified Bitumen	100%	Now	\$188,600	2029	**			
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	
Ceramic Tile	5%	4+	\$10,600	2027	**	5	\$2,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout Bathrooms								
Vinyl Tile	22%	Now	\$204,600	2034	**	3	\$9,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Vinyl Tile	3%			2029	**	3	\$1,700	
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**

<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</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2027	**	5	\$5,900	
Concrete Masonry Unit	83%	0-2	\$426,300	LIFE	**	5	\$39,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	7%			LIFE	**	5	\$5,000	
Gypsum Board	3%			LIFE	**	5	\$2,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic, 2010</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	7%			2029	**	5	\$7,800	
AcousTileSusp.Lay-In	3%			2037	**	5	\$3,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								
Exposed Struc: Steel	35%			LIFE	**			
Fiber Board	55%			2024	\$392,800			

<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</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$20,300	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Knife Sw	100%	2-4	\$119,300	2054	**	5	\$200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<b>Raceway</b>								
Conduit	95%			2034	**	1		
Conduit	5%			2044	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2023	\$6,600	5	\$200	
Molded Case Bkrs	85%			2023	\$55,800	5	\$1,700	
Molded Case Bkrs	5%			2040	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	90%			2034	**	1		
Thermoplastic	10%			2044	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2022	\$146,100	5	\$500	

**Ground**

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**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</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	83%			2024	\$3,408,700	10	\$57,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	15%			2029	* *	10	\$10,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices</i>							
	<i>Explanation : T-8 Lamps</i>							
Incandescent	2%			2019	\$82,100	2		
Egress Lighting								
Emergency, Battery	45%			2019	\$44,400	10	\$8,100	
Emergency, Battery	5%			2032	* *	10	\$900	
Exit, Service	40%			2019	\$9,700	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2024	\$276,600	10	\$200	
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2024	\$110,800	1	\$14,000	
Fire/Smoke Detection								
No Component	30%							
Generic	70%			2024	\$531,000	1-3	\$32,400	

<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</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Water Meter Room</i>							
	<i>Explanation : Old Abandoned Gas Lines Still Present</i>							
Conversion Equipment								
Hot Water Boiler	100%	Now	\$16,400	2029	* *	1	\$33,300	
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Boiler Room, Leaky Boiler Hot Water Heat Exchanger</i>							
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room, Inconsistent Boiler Burner Operation</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor Boiler Room</i>							
	<i>Explanation : 1 Gas Fired Hot Water Boiler</i>							

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

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : BRIARWOOD FAMILY RESIDENCE  
**Address** : 80-20 134TH STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 69,163 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 19-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$41,200	\$363,400
Interior Architecture			\$924,800
Electrical		\$63,400	
Mechanical		\$97,200	\$140,700
<b>Total</b>		<b>\$201,800</b>	<b>\$1,428,900</b>
Importance Code A		\$41,200	\$363,400
Importance Code B		\$160,600	\$1,001,900
Importance Code C			\$63,600
<b>Total</b>		<b>\$201,800</b>	<b>\$1,428,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$25,600		
Interior Architecture		\$3,500	\$13,600	
Electrical	\$800	\$2,000	\$800	\$9,400
Mechanical	\$15,100	\$7,400	\$15,300	\$7,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$19,900</b>	<b>\$42,400</b>	<b>\$33,600</b>	<b>\$20,700</b>
Importance Code A	\$3,400	\$29,000	\$3,400	\$3,600
Importance Code B	\$16,400	\$9,900	\$30,200	\$17,200
Importance Code C		\$3,500		
<b>Total</b>	<b>\$19,900</b>	<b>\$42,400</b>	<b>\$33,600</b>	<b>\$20,700</b>



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

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

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

<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</b>

**Exterior**

## Exterior Walls

Masonry: Brick	95%			LIFE	* *	5	\$84,400	
Stucco Cement	5%			2038	* *	5	\$11,100	

## Windows

Aluminum	100%			2041	* *	5	\$19,300	
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## Parapets

Metal: Cage/Fence	100%			2038	* *	5-10	\$34,300	
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## Roof

Metal Panel	35%			2038	* *	10	\$41,200	
Modified Bitumen	65%			2025	\$237,300	10	\$41,700	

**Interior**

## Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$22,600	
Ceramic Tile	5%			2034	* *	5	\$5,200	
Vinyl Tile	85%			2025	\$730,700	3	\$33,000	

## Interior Walls

Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2028	* *	5	\$7,100	
Concrete Masonry Unit	15%			LIFE	* *	5	\$8,500	
Gypsum Board	75%			LIFE	* *	5	\$63,600	

## Ceilings

Gypsum Board	100%			LIFE	* *	5	\$130,500	
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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</b>

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2045	* *	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2045	* *	5	\$300	
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## Raceway

Conduit	100%			2045	* *	1		
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## Panelboards

Fused Disc Sw	5%			2041	* *	5	\$100	
Molded Case Bkrs	95%			2041	* *	5	\$1,700	

## Wiring

Thermoplastic	100%			2045	* *	1		
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## Motor Controllers

Locally Mounted	100%			2038	* *	5	\$500	
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**Ground**

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,000	
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*Estimates are rounded to the nearest hundred dollars.*

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

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**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
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	* *	10	\$3,200	
				Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	95%			2030	* *	10	\$60,300	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-8 Lamps					
	Egress Lighting								
	Emergency, Battery	50%			2030	* *	10	\$8,300	
	Exit, Service	50%			2030	* *	1		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2053	* *	5	\$2,000	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$7,800	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *			
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	1	\$34,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$5,100	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$22,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%	Now	\$4,300	2023	\$87,000	2	\$300	
				Not in Service, Extent : Moderate, Area Affected : 10%					
				Location : Roof, 2 Units					
	Window/Wall Unit	70%			2020	\$97,200	1		
	No Component	20%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$19,300	
	No Component	50%							
Exhaust Fans									
	Roof	100%			2025	\$53,700	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2030	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2035	* *	4	\$6,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Hot Water Coils In Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$4,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-2								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$19,400	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : BROWNSVILLE WOMENS CENTER  
**Address** : 357 SARATOGA AVENUE @ST. MARKS AVENUE  
**Borough** : BROOKLYN **Agency's Number** : JK03  
**Program / Asset #** : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006  
**Area Sq Ft** : 13,400 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 03-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$650,400
Mechanical	\$67,800	
<b>Total</b>	<b>\$67,800</b>	<b>\$650,400</b>
Importance Code B	\$67,800	\$650,400
<b>Total</b>	<b>\$67,800</b>	<b>\$650,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$36,400			
Interior Architecture	\$59,900		\$2,800	\$500
Electrical	\$300	\$100	\$300	\$100
Mechanical	\$13,800	\$5,700	\$6,300	\$9,800
<b>Total</b>	<b>\$110,400</b>	<b>\$5,800</b>	<b>\$9,400</b>	<b>\$10,400</b>
Importance Code A	\$37,100	\$700	\$700	\$700
Importance Code B	\$47,900	\$5,200	\$8,700	\$9,700
Importance Code C	\$25,400			
<b>Total</b>	<b>\$110,400</b>	<b>\$5,800</b>	<b>\$9,400</b>	<b>\$10,400</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**  
**BROWNSVILLE WOMENS CENTER**  
**Asset # : 4454**

<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</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	25%	Now	\$22,200	LIFE	* *	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
Stucco Cement	75%			2046	* *	5	\$28,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$2,100	2042	* *	5	\$500	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Metal Panel	10%			2056	* *	5	\$900	
Stucco Cement	90%			2046	* *	5	\$5,500	
<b>Roof</b>								
Modified Bitumen	95%	Now	\$5,200	2031	* *			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$7,000	2046	* *			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2035	* *	5	\$1,000	
Quarry Tile	5%			2039	* *	5	\$1,500	
Vinyl Tile	85%			2031	* *	3	\$6,300	
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$1,600	2035	* *	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
Gypsum Board	90%			LIFE	* *	5-10	\$36,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2031	* *	5	\$4,900	
Gypsum Board	75%			LIFE	* *	5-10	\$50,800	
<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</b>
<b>Under 600 Volts</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**  
**BROWNSVILLE WOMENS CENTER**  
**Asset # : 4454**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Switch Rated @ 400 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	* *	5	\$400	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	* *	5		
Molded Case Bkrs	95%			2034	* *	5	\$300	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$578,100	10	\$9,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-12 Lamps							
Fluorescent	10%			2031	* *	10	\$1,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : T-8 Lamps							
Incandescent	10%			2026	\$72,300	2		
Egress Lighting								
Emergency, Battery	50%			2026	\$8,700	10	\$1,600	
Exit, Service	50%			2026	\$2,100	1		
Exterior Lighting								
HID	30%			2026	\$14,800	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	* *	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *			

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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
Heating									
	Energy Source								
	Natural Gas	100%			2036	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2031	* *	1	\$6,500	
		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%			2034	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2031	* *	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%	0-2	\$67,800	2036	* *	2	\$500	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof, Multiple Malfunctions, Total Equipment Replacement Recommended							
	Window/Wall Unit	20%			2021	\$5,300	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
	Exhaust Fans								
	Roof	100%			2026	\$10,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2031	* *	1		
	Water Heater								
	Gas Fired	100%			2021	\$3,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	100%			2036	* *	1-2	\$3,700	
	Chemical System								
	Generic	100%			2021	\$25,500	1-3	\$55,000	

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$433,600
Interior Architecture			\$51,300
Electrical			\$4,508,800
Mechanical			\$116,600
<b>Total</b>			<b>\$5,110,400</b>
Importance Code	A		\$433,600
Importance Code	B		\$4,625,400
Importance Code	C		\$51,300
<b>Total</b>			<b>\$5,110,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$47,200		\$800	\$2,800
Interior Architecture	\$12,500	\$2,900		\$10,100
Electrical	\$5,200	\$5,600	\$5,200	\$4,400
Mechanical	\$41,700	\$8,300	\$46,900	\$8,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$110,600</b>	<b>\$20,700</b>	<b>\$56,900</b>	<b>\$29,500</b>
Importance Code	A	\$50,300	\$3,200	\$4,100
Importance Code	B	\$60,200	\$14,700	\$52,800
Importance Code	C		\$2,900	
<b>Total</b>	<b>\$110,600</b>	<b>\$20,700</b>	<b>\$56,900</b>	<b>\$29,500</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**  
**BUSHWICK FAMILY RESIDENCE**  
**Asset # : 53**

<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</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$82,000	
Windows								
Aluminum	100%			2040	* *	5	\$5,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$4,300	
Metal Panel	5%			2044	* *	5	\$1,700	
Metal: Cage/Fence	45%	2-4	\$15,100	2029	* *	5	\$12,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2037	* *	10	\$32,100	
Modified Bitumen	75%			2024	\$299,000	10	\$52,600	
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$20,900	
Ceramic Tile	5%			2027	* *	5	\$4,800	
Vinyl Tile	85%			2029	* *	3	\$40,500	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$5,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,800	
Glass: Single Pane	5%			LIFE	* *	5	\$4,300	
Gypsum Board	75%			LIFE	* *	5	\$51,300	
Ceilings								
Exposed Concrete	75%			LIFE	* *	5	\$11,200	
Gypsum Board	25%			LIFE	* *	5	\$29,800	

<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</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5	\$300	
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$1,700	
Wiring								
Thermoplastic	100%			2034	* *	1		

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

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

<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</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$3,497,700	10	\$58,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	40%			2024	\$33,600	10	\$6,200	
Exit, Service	60%			2024	\$12,400	1		
Exterior Lighting								
HID	100%			2024	\$239,200	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024	\$57,500	1	\$7,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : C C T V Surveillance Camera System								
Fire/Smoke Detection								
Generic	100%			2024	\$656,000	1-3	\$40,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Alarm Bells, 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</b>
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$31,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,600	2040	* *	4	\$3,100	
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Hot Water Return Line								

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

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

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

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

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

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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
Fire Suppression									
Chemical System									
	No Component	80%							
	Generic	20%			2022	\$5,100	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$65,600	\$41,400
Interior Architecture	\$69,900	\$309,600
Electrical		\$4,210,800
<b>Total</b>	<b>\$135,500</b>	<b>\$4,561,800</b>
Importance Code A	\$65,600	\$88,100
Importance Code B	\$69,900	\$4,473,700
<b>Total</b>	<b>\$135,500</b>	<b>\$4,561,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$17,100		\$4,600	\$3,800
Interior Architecture	\$3,300	\$7,500	\$4,400	
Electrical	\$21,000	\$9,300	\$7,100	\$5,900
Mechanical	\$34,600	\$12,800	\$22,600	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$80,000</b>	<b>\$33,600</b>	<b>\$42,600</b>	<b>\$20,400</b>
Importance Code A	\$17,100	\$1,800	\$4,700	\$3,800
Importance Code B	\$62,900	\$29,300	\$37,800	\$16,600
Importance Code C		\$2,500		
<b>Total</b>	<b>\$80,000</b>	<b>\$33,600</b>	<b>\$42,600</b>	<b>\$20,400</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**  
**CHARLES GAY SHELTER / CLARK THOMAS BUILDING**

**Asset # : 3014**

<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</b>

**Exterior**

**Exterior Walls**

Cast in Place Concrete	10%			LIFE	* *	5	\$24,400	
Masonry: Brick	85%			LIFE	* *	5	\$41,400	
Metal Panel	5%			2044	* *	5-10	\$16,700	

**Windows**

Aluminum	70%			2040	* *	5	\$7,700	
Aluminum	30%			2046	* *	5	\$3,300	

**Parapets**

Metal Panel	10%	Now	\$2,300	2044	* *	5	\$300	
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*Broken/Missing Elements, Extent : Severe, Area Affected : 20%*

*Location : Coping*

Metal Rail	90%			2037	* *	5-10	\$24,400	
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**Roof**

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

**Floors**

Cast in Place Concrete	65%			LIFE	* *	5	\$125,900	
Ceramic Tile	5%			2033	* *	5	\$4,400	
Quarry Tile	5%			2037	* *	5	\$6,600	
Vinyl Tile	25%			2024	\$183,800	3	\$8,300	

**Interior Walls**

Ceramic Tile	5%			2033	* *	5	\$5,000	
Concrete Masonry Unit	75%			LIFE	* *	5	\$30,100	
Gypsum Board	20%			LIFE	* *	5	\$12,000	

**Ceilings**

AcousTileSusp.Lay-In	10%			2029	* *	5	\$8,900	
AcousTileSusp.Lay-In	10%	Now	\$69,900	2044	* *	5	\$4,400	

*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	
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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</b>

**Over 600 Volts**

**Service Equipment**

Air Circuit Breaker	100%			2024	\$46,700	3	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

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

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

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

**Asset # : 3014**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2039	* *	5	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : No Available Rating Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2024	\$2,760,100	10	\$46,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2024	\$324,700	10	\$5,400	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	5%			2024	\$162,400	10	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	40%			2024	\$11,400	1		
	Emergency, Battery	10%			2024	\$7,800	10	\$1,400	
	Exit, Service	50%			2024	\$9,600	1		
	Exterior Lighting								
	HID	100%			2024	\$218,200	10	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	* *	1	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : C C T V Surveillance System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic	30%			2024	\$179,500	1-3	\$10,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Station, Horns And Alarm Bells							

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)		
Heating									
	Energy Source								
	Campus Steam	100%			2034	* *	1		

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

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

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

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

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

**Asset # : 3014**

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$374,700
Interior Architecture		\$466,300	\$873,200
Electrical		\$163,700	\$6,828,100
Mechanical		\$100,400	
<b>Total</b>		<b>\$730,400</b>	<b>\$8,076,100</b>
Importance Code A			\$374,700
Importance Code B		\$686,800	\$7,660,100
Importance Code C		\$43,600	\$41,300
<b>Total</b>		<b>\$730,400</b>	<b>\$8,076,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,100		\$31,800	\$9,400
Interior Architecture	\$3,800	\$10,500	\$4,800	
Electrical	\$20,100	\$15,000	\$41,400	\$15,900
Mechanical	\$23,700	\$22,100	\$62,300	\$18,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$63,700</b>	<b>\$51,500</b>	<b>\$144,300</b>	<b>\$48,200</b>
Importance Code A	\$17,200	\$5,100	\$37,200	\$14,500
Importance Code B	\$46,500	\$46,400	\$107,100	\$33,700
Importance Code C				
<b>Total</b>	<b>\$63,700</b>	<b>\$51,500</b>	<b>\$144,300</b>	<b>\$48,200</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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$27,700	
Masonry: Brick	75%			LIFE	* *	5	\$83,100	
Masonry: Limestone	5%			LIFE	* *	5	\$4,200	
Metal: Cage/Fence	5%			2037	* *	5	\$24,200	
Window Wall	5%			2044	* *	5	\$20,800	
Wood	5%			2029	* *	5	\$27,700	
Windows								
Aluminum	100%			2040	* *	5	\$18,900	
Roof								
Modified Bitumen	10%			2029	* *	10	\$7,600	
Single Ply Membrane	90%			2024	\$223,600	10	\$68,000	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$46,700	LIFE	* *	5	\$33,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Stairs							
Ceramic Tile	10%	Now	\$58,000	2027	* *	5	\$7,700	
	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	\$699,600	3	\$31,600	
Vinyl Tile	25%			2019	\$318,000	3	\$14,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Second Floor							
	Explanation : 9x9 Units							
Interior Walls								
Ceramic Tile	5%	Now	\$43,600	2027	* *	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Showers							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Showers							
Masonry: Brick	10%			LIFE	* *			
Plaster	85%			LIFE	* *	5	\$41,300	
Ceilings								
AcousTileSusp.Lay-In	5%			2022	\$60,500	5	\$7,700	
Exposed Concrete	20%			LIFE	* *	5	\$4,800	
Plaster	75%			LIFE	* *	5	\$71,800	

<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</b>

Over 600 Volts

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

**Asset # : 1960**

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

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

**Asset # : 1960**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$3,800	
	Fuel Storage								
	Main Tank	100%			2039	* *	5	\$3,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 275 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2024	\$5,336,900	10	\$89,200	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2024	\$280,900	10	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Service	50%			2019	\$24,600	1		
	Exit, Service	50%			2024	\$16,700	1		
	Exterior Lighting								
	HID	100%			2024	\$378,400	10	\$300	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2024	\$90,900	1	\$11,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : C C T V Surveillance Camera System							
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$65,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Smoke Detectors, Strobe Lights And Horns							

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

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

**Asset # : 1960**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$100,400	2032	* *	4	\$5,000	
		Corroded, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Terminal Devices									
	Air Handler	40%			2032	* *	1	\$25,300	
	Convactor/Radiator	60%			2029	* *	1	\$19,800	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2019	\$20,500	1		
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$57,100	
Exhaust Fans									
	Interior	90%			2032	* *	2	\$2,800	
	Roof	10%			2032	* *	2	\$300	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2029	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2034	* *	4	\$15,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2017	\$6,500	4	\$2,500	
Backflow Preventer									
	No Component	50%							
	Generic	50%			2029	* *	1	\$3,100	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							
Fire Suppression									
Standpipe									
	Generic	100%			2044	* *	1-5	\$53,500	

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

**Asset # : 1960**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Sprinkler									
	Generic	100%			2044	* *	1-2	\$28,700	
Chemical System									
	No Component	80%							
	Generic	20%			2019	\$5,100	1-3	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Fire Extinguishers									

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$214,600	\$36,400
Interior Architecture	\$98,800	\$350,200
Electrical	\$60,600	\$3,383,900
Mechanical	\$187,000	
<b>Total</b>	<b>\$561,000</b>	<b>\$3,770,500</b>
Importance Code A	\$214,600	\$36,400
Importance Code B	\$346,400	\$3,734,000
<b>Total</b>	<b>\$561,000</b>	<b>\$3,770,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$13,500		\$7,800	\$5,500
Interior Architecture	\$38,000		\$6,200	\$3,600
Electrical	\$11,300	\$8,300	\$21,900	\$8,600
Mechanical	\$18,300	\$8,500	\$15,300	\$11,300
<b>Total</b>	<b>\$81,100</b>	<b>\$16,800</b>	<b>\$51,200</b>	<b>\$29,000</b>
Importance Code A	\$16,300	\$2,700	\$10,700	\$8,200
Importance Code B	\$42,500	\$14,100	\$40,600	\$20,700
Importance Code C	\$22,300			
<b>Total</b>	<b>\$81,100</b>	<b>\$16,800</b>	<b>\$51,200</b>	<b>\$29,000</b>



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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
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$214,600	LIFE	* *	5	\$36,400	
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	
Metal Sect. OHD	5%			2029	* *	5	\$7,100	
Wood	10%			2037	* *	5	\$22,800	
Windows								
Aluminum	100%			2040	* *	5	\$11,000	
Roof								
Asphalt Shingle	25%			2027	* *	10	\$2,200	
Modified Bitumen	65%			2032	* *	10	\$33,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Skylight, Plastic	10%			2037	* *	1		
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$50,600	LIFE	* *	5	\$108,900	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Toilet(s), Corridors								
Ceramic Tile	5%	Now	\$15,700	2027	* *	5	\$2,100	
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	\$48,200	2024	\$241,200	3	\$10,900	
Broken/Missing Elements, Extent : Light, Area Affected : 25%								
Location : Throughout Cafeteria								
Interior Walls								
Ceramic Tile	5%	Now	\$22,300	2027	* *	5	\$2,100	
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	
Gypsum Board	20%			LIFE	* *	5	\$9,900	
Masonry: Brick	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%			2029	* *	5	\$12,500	
Exposed Struc: Wood	85%			LIFE	* *			

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

**Asset # : 1959**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	* *	5	\$200	
		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	
	Raceway								
	Conduit	100%			2024	\$50,200	1		
	Panelboards								
	Fused Disc Sw	20%			2023	\$13,100	5	\$300	
	Molded Case Bkrs	80%			2023	\$52,600	5	\$1,200	
	Wiring								
	Thermoplastic	100%			2024	\$75,300	1		
	Motor Controllers								
	Locally Mounted	100%			2022	\$56,800	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2029	* *	1	\$17,000	
	Generators								
	Diesel	100%			2027	* *	1	\$21,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Generator Rated @ 100 Kw							
	Batteries								
	Lead/Acid	100%			2017	\$1,500	5	\$2,000	
	Fuel Storage								
	Main Tank	100%			2039	* *	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 275 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	92%			2024	\$2,788,300	10	\$46,600	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2024	\$60,600	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Compact Fluorescent Lamps							
	HID	4%			2024	\$17,200	10	\$100	
	Incandescent	2%			2019	\$60,600	2		

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**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</b>

**Lighting**

Egress Lighting  
 Emergency, Service  
 Exit, Service

50%  
 50%

2019  
 2024  
 \$13,300  
 \$9,000

1  
 1

Exterior Lighting  
 HID

100%

2024  
 \$203,600  
 10  
 \$200

**Alarm**

Security System  
 No Component  
 Generic

70%  
 30%

2024  
 \$48,900  
 1  
 \$6,200

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

*Location : Hallways And Outside*

*Explanation : C C T V Surveillance Camera System*

Fire/Smoke Detection  
 Generic

100%

2032  
 \* \*  
 1-3  
 \$35,100

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Smoke Detectors And Horns 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</b>

**Heating**

Energy Source  
 Fuel Oil No 2

100%

Now

\$132,800

2054

\* \*

5

\$8,600

*Leak Evident, Extent : Severe, Area Affected : 100%*

*Location : Buried Fuel Tank*

Conversion Equipment  
 Hot Water Boiler

100%

2037

\* \*

1

\$27,300

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

*Location : 1st Floor*

*Explanation : 6 Separate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler*

*Room Has Hot Water Boiler For Domestic Hot Water*

**Distribution**

Hot Wtr Piping/Pump

100%

0-2

\$54,200

2032

\* \*

4

\$2,700

*Corroded, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

**Terminal Devices**

Air Handler

10%

2024

\$29,100

1

\$3,400

Convactor/Radiator

90%

2029

\* \*

1

\$16,100

**Air Conditioning**

**Energy Source**

Electricity

100%

2040

\* \*

1

**Conversion Equipment**

Window/Wall Unit

10%

2017

\$11,100

1

No Component

90%

**Ventilation**

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,800	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$1,700	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2029	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2024	\$16,700	4	\$5,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$3,400	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$15,500	
	Chemical System								
	Dry	10%			2019	\$2,600	1-3	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Kitchen Hood							
	No Component	70%							
	Generic	20%			2022	\$5,100	1-3	\$10,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : COMMONWEALTH AVENUE SRO  
**Address** : 1150 COMMONWEALTH AVENUE  
**Borough** : BRONX **Agency's Number** : SR05  
**Program / Asset #** : DHS0078.000 / 4450 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 73,771 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 28-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$457,300	\$94,500
Interior Architecture		\$301,700	\$766,900
Electrical			\$862,200
Mechanical			\$43,700
<b>Total</b>		<b>\$759,100</b>	<b>\$1,767,200</b>
Importance Code A		\$457,300	\$94,500
Importance Code B		\$209,000	\$1,622,100
Importance Code C		\$92,700	\$50,600
<b>Total</b>		<b>\$759,100</b>	<b>\$1,767,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$41,700			
Interior Architecture	\$56,600			\$14,200
Electrical	\$8,100	\$5,700	\$8,100	\$5,700
Mechanical	\$38,800	\$19,400	\$18,200	\$17,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$153,100</b>	<b>\$32,900</b>	<b>\$34,200</b>	<b>\$45,100</b>
Importance Code A	\$46,800	\$3,600	\$3,600	\$3,600
Importance Code B	\$83,600	\$29,300	\$30,600	\$41,500
Importance Code C	\$22,700			
<b>Total</b>	<b>\$153,100</b>	<b>\$32,900</b>	<b>\$34,200</b>	<b>\$45,100</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**  
**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

## Exterior

## Exterior Walls

Masonry: Brick	95%			LIFE	* *	5	\$189,100	
Metal Panel	2%			2046	* *	5-10	\$13,700	
Window Wall	3%			2046	* *	5	\$11,200	

## Windows

Aluminum	95%			2042	* *	5	\$6,300	
Glass Block	5%			LIFE	* *	5	\$400	

## Parapets

Concrete Masonry Unit	45%			LIFE	* *	5-10	\$19,400	
Masonry: Brick	50%			LIFE	* *	5-10	\$26,800	
Metal Panel	5%			2046	* *	5	\$1,500	

## Roof

Modified Bitumen	100%	Now	\$362,800	2036	* *			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

## Interior

## Floors

Cast in Place Concrete	10%			LIFE	* *	5	\$47,500	
Ceramic Tile	5%			2035	* *	5	\$5,400	
Vinyl Tile	75%			2026	\$675,600	3	\$40,700	
Vinyl Tile	10%	4+	\$90,100	2036	* *	3	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								

## Interior Walls

Concrete Masonry Unit	25%			LIFE	* *	5	\$25,900	
Glass: Single Pane	10%			LIFE	* *	5	\$19,500	
Gypsum Board	65%			LIFE	* *	5-10	\$143,300	

## Ceilings

Exposed Concrete	70%	Now	\$47,700	LIFE	* *	5	\$11,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								

Gypsum Board	30%			LIFE	* *	5-10	\$111,900	
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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

## Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Four 600a Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$300	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	* *	5	\$200	
Molded Case Bkrs	90%			2034	* *	5	\$1,700	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$22,700	
Generators								
Diesel	100%			2029	* *	1	\$28,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 125kw							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,700	
Fuel Storage								
Main Tank	100%			2041	* *	5	\$2,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 175 Gals							
Lighting								
Interior Lighting								
Fluorescent	20%			2026	\$795,700	10	\$13,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T12 Lamps And Compact Fluorescent							
Fluorescent	80%			2036	* *	10	\$53,200	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Egress Lighting								
Emergency, Service	60%			2026	\$20,900	1		
Exit, Service	40%			2026	\$9,400	1		

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	LED	50%			2036	* *			
	No Component	50%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2041	* *	5	\$700	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2031	* *	1	\$5,500	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2031	* *			

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Furnace	30%	Now	\$2,600	2026	\$25,900	1	\$9,700	
			Not in Service, Extent : Severe, Area Affected : 30%						
			Location : Four Roof Mounted Units						
	Hot Water Boiler	70%			2039	* *	1	\$25,100	
			Other Observation, Extent : Light, Area Affected : 70%						
			Location : Boiler Room						
			Explanation : 2 Units						
	Distribution								
	Hot Wtr Piping/Pump	70%			2034	* *	4	\$3,800	
	No Component	30%							
	Terminal Devices								
	Fan Coil Unit/Heat	70%			2031	* *	1	\$16,400	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Reciprocating Compr/Chiller	10%	Now	\$1,200	2026	\$24,000	1	\$3,000	
Not in Service, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Roof									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 2nd Floor Roof									
Explanation : No Access To Check Refrigerant Type.									
	Window/Wall Unit	30%			2021	\$43,700	1		
	No Component	60%							
Terminal Devices									
	Fan Coil - Cooling	10%			2026	\$21,800	1	\$2,300	
	No Component	90%							
Heat Rejection									
	Air Condenser Unit	10%			2026	\$5,700	2	\$5,100	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$64,000	
Exhaust Fans									
	Interior	20%			2031	* *	2	\$400	
	Roof	80%			2031	* *	2	\$1,800	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2039	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2036	* *	4	\$7,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boilers									
Explanation : Hot Water Coils In Boilers									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2031	* *	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%	Now	\$1,100	2026	\$10,800	4	\$1,600	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Basement									
Backflow Preventer									
	Generic	100%			2031	* *	1	\$4,400	
Fixtures									
	Generic	100%							
Vertical Transport									

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B, 1, 2, 3, 4									
Explanation : 2 Units.									
Fire Suppression									
Sprinkler									
	Generic	100%			2046		* *	1-2	\$20,300
Chemical System									
	Generic	100%			2024	\$25,500	1-3	\$50,600	

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

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

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



Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture		\$121,900
Electrical		\$1,245,200
<b>Total</b>		<b>\$1,367,100</b>
Importance Code B		\$1,367,100
<b>Total</b>		<b>\$1,367,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$41,300	\$23,800	\$1,200	
Interior Architecture	\$26,600		\$4,400	
Electrical	\$9,800	\$11,900	\$400	\$400
Mechanical	\$22,400	\$8,200	\$4,000	\$3,900
<b>Total</b>	<b>\$100,100</b>	<b>\$44,000</b>	<b>\$10,000</b>	<b>\$4,300</b>
Importance Code A	\$44,000	\$26,700	\$4,000	\$2,800
Importance Code B	\$54,800	\$17,300	\$6,000	\$1,500
Importance Code C	\$1,300			
<b>Total</b>	<b>\$100,100</b>	<b>\$44,000</b>	<b>\$10,000</b>	<b>\$4,300</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$27,100	
Masonry: Limestone	5%			LIFE	* *	5	\$1,400	
Stucco Cement	25%	0-2	\$27,300	2028	* *	5	\$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%			2039	* *	5	\$2,500	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steel	5%	Now	\$6,600	2048	* *	5	\$800	
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	
Masonry: Brick	85%	0-2	\$7,300	LIFE	* *	5	\$2,600	
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	
Roof								
Modified Bitumen	95%			2028	* *	10	\$23,500	
Skylight, Metal/Glass	5%			2043	* *	10	\$4,100	
Interior								
Floors								
Ceramic Tile	10%	Now	\$15,900	2026	\$79,700	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Hallways And First Floor								
Ceramic Tile	5%			2032	* *	5	\$2,100	
Marble Panels	2%	Now	\$3,000	LIFE	* *	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Stair								
Vinyl Tile	83%			2028	* *	3	\$13,100	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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	

**Interior**

**Interior Walls**

Ceramic Tile	5%			2032	**	5	\$2,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Gypsum Board	75%			LIFE	**	5	\$22,700	
Marble Panels	2%			LIFE	**			
Plaster	13%			LIFE	**	5	\$2,000	

**Ceilings**

Gypsum Board	80%			LIFE	**	5	\$42,100	
Plaster	20%	0-2	\$5,400	LIFE	**	5	\$5,300	

*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	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2033	**	5	\$100	
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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	
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**Raceway**

Conduit	100%			2033	**	1		
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**Panelboards**

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

Thermoplastic	100%			2033	**	1		
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**Ground**

**Grounding Devices**

Generic	100%	Now	\$9,300	LIFE	**	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

**Lighting**

**Interior Lighting**

Fluorescent	20%			2023		\$309,000	10	\$5,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : T-12 Lamps*

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

*Location : Upper Floors*

*Explanation : T-8 Lamps*

Incandescent	50%			2023		\$772,500	2	\$300	
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**DEPT. OF HOMELESS SERVICES - 071**  
**DEAN STREET FAMILY RESIDENCE**  
**Asset # : 1972**

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

**Lighting**

Egress Lighting									
Emergency, Battery	50%			2028		* *	10	\$3,400	
Exit, Service	50%			2028		* *	1		
Exterior Lighting									
HID	100%			2023		\$105,700	10	\$100	

**Alarm**

Fire/Smoke Detection									
No Component	80%								
Generic	20%			2023		\$58,000	1-3	\$3,600	

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

**Heating**

Energy Source									
Fuel Oil No 2	100%			2033		* *	5	\$8,700	
<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	
<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	

Terminal Devices									
Convactor/Radiator	100%	Now		\$13,000	2028	* *	1	\$8,200	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

**Air Conditioning**

Energy Source									
Electricity	100%			2039		* *	1		
Conversion Equipment									
Window/Wall Unit	10%			2021		\$5,700	1		
No Component	90%								

**Ventilation**

Exhaust Fans									
Roof	100%	Now		\$4,400	2028	* *	2	\$700	
<i>Broken, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Roof</i>									

**Plumbing**

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

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

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$161,400	\$81,700
Interior Architecture		\$250,500	\$91,900
Electrical		\$53,900	\$514,200
Mechanical		\$78,700	\$104,500
<b>Total</b>		<b>\$544,500</b>	<b>\$792,300</b>
Importance Code A		\$161,400	\$81,700
Importance Code B		\$278,800	\$661,600
Importance Code C		\$104,300	\$49,100
<b>Total</b>		<b>\$544,500</b>	<b>\$792,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$53,600		\$27,500	
Interior Architecture				\$11,000
Electrical	\$10,200	\$6,600	\$6,400	\$7,000
Mechanical	\$18,100	\$14,900	\$57,900	\$18,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$93,700</b>	<b>\$33,400</b>	<b>\$103,600</b>	<b>\$48,000</b>
Importance Code A	\$60,000	\$3,200	\$30,900	\$3,200
Importance Code B	\$33,700	\$30,100	\$72,800	\$44,800
Importance Code C				
<b>Total</b>	<b>\$93,700</b>	<b>\$33,400</b>	<b>\$103,600</b>	<b>\$48,000</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**  
**E.119 STREET VETERANS RESIDENCE**  
**Asset # : 2594**

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

<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</b>

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2044	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Three 800 Amps Main Disconnect Switch							
Fused Disc Sw	25%			2044	* *	5	\$100	
	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	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	15%			2040	* *	5	\$200	
Molded Case Bkrs	85%			2040	* *	5	\$1,500	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2037	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$20,500	
Generators								
Diesel	100%			2033	* *	1	\$25,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : One 250 Kw							
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,500	
Fuel Storage								
Main Tank	100%			2052	* *	5	\$1,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Explanation : One 175 Gals							
Lighting								
Interior Lighting								
Fluorescent	90%			2029	* *	10	\$53,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	10%			2032	* *	10	\$6,000	
	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</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	60%			2024	\$18,800	1		
Exit, Service	40%			2024	\$8,500	1		
Exterior Lighting								
HID	100%			2024	\$245,200	10	\$200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2052	* *	5	\$400	
<b>Alarm</b>								
Security System								
Under Construction	100%							
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2024	\$269,000	1-3	\$16,400	
<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</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	20%			2024	\$15,600	1	\$6,500	
Hot Water Boiler	80%	Now	\$5,700	2029	* *	1	\$23,300	
<i>Damaged, Extent : Moderate, Area Affected : 25%</i> <i>Location : Boiler Room, Boiler Jacket Deteriorating. Insulation Inside Jacket Deteriorating</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$3,200	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$21,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$58,900	2	\$800	
Window/Wall Unit	60%			2019	\$78,700	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,400	
Exhaust Fans								
Interior	10%			2024	\$7,100	2	\$200	
Roof	90%			2024	\$45,600	2	\$1,800	

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

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

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$282,000
Electrical		\$292,000
Mechanical		\$398,600
<b>Total</b>		<b>\$972,600</b>
Importance Code B		\$972,600
<b>Total</b>		<b>\$972,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$60,500			\$200
Interior Architecture	\$26,200	\$20,700	\$8,900	
Electrical	\$2,300	\$2,700	\$4,300	\$31,500
Mechanical	\$20,800	\$4,800	\$11,600	\$18,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$115,700</b>	<b>\$34,100</b>	<b>\$30,800</b>	<b>\$55,900</b>
Importance Code A	\$61,900	\$1,400	\$1,400	\$1,700
Importance Code B	\$53,900	\$32,700	\$26,800	\$54,300
Importance Code C			\$2,500	
<b>Total</b>	<b>\$115,700</b>	<b>\$34,100</b>	<b>\$30,800</b>	<b>\$55,900</b>



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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
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$6,500	
Masonry: Brick	25%			LIFE	* *	5	\$10,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Facade								
Explanation : Stucco On Brick								
Masonry: Brick	30%			LIFE	* *	5	\$12,500	
Masonry: Brick	17%	Now	\$20,900	LIFE	* *	5	\$7,100	
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	\$4,100	
Windows								
Aluminum	100%			2041	* *	5	\$2,800	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	\$600	
Masonry: Brick	40%			LIFE	* *	5	\$900	
Masonry: Brick	25%			LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Parapet								
Explanation : Stucco On Brick								
Metal Panel	5%			2035	* *	5	\$400	
Pre-Cast Concrete	5%	Now	\$800	LIFE	* *	5	\$700	
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	\$7,600	2030	* *			
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	\$31,200	2040	* *			
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	\$3,600	5	\$1,500	

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

<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</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2045	**	5	\$800	
<b>Raceway</b>								
Conduit	100%			2045	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$800	
<b>Wiring</b>								
Thermoplastic	100%			2045	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2038	**	1	\$8,900	

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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</b>
Stand-by Power Generators								
Diesel	100%			2034	* *	1	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 156 Kva Onan Genset</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$1,100	
Fuel Storage								
Main Tank	100%			2053	* *	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	* *	10	\$26,000	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
Fluorescent	100%			2030	* *	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$3,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$292,000			
<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</b>
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		

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

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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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-6									
Explanation : 1 Unit									
Fire Suppression									
Standpipe									
Generic		100%			2035		* *	1-5	\$14,800
Sprinkler									
Generic		100%			2035		* *	1-2	\$8,000
Fire Pump									
Generic		100%			2028		* *	1	\$5,300

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$51,000	\$146,900
Electrical	\$280,000	\$671,100
Mechanical		\$48,100
<b>Total</b>	<b>\$331,000</b>	<b>\$866,100</b>
Importance Code A	\$51,000	\$146,900
Importance Code B	\$280,000	\$719,200
<b>Total</b>	<b>\$331,000</b>	<b>\$866,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture			\$24,400	\$2,800
Interior Architecture	\$13,500	\$2,200		\$66,000
Electrical	\$12,000	\$9,500	\$9,900	\$8,300
Mechanical	\$14,700	\$8,600	\$12,700	\$10,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$48,100</b>	<b>\$28,200</b>	<b>\$54,900</b>	<b>\$95,900</b>
Importance Code A	\$2,700	\$3,000	\$27,500	\$5,700
Importance Code B	\$45,400	\$25,300	\$27,400	\$90,200
Importance Code C				
<b>Total</b>	<b>\$48,100</b>	<b>\$28,200</b>	<b>\$54,900</b>	<b>\$95,900</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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$69,900	
Window Wall	15%			2044	* *	5	\$46,300	
Windows								
Aluminum	100%			2040	* *	5	\$5,500	
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5	\$3,300	
Masonry: Brick	45%			LIFE	* *	5	\$2,900	
Metal Panel	10%			2044	* *	5	\$2,500	
Roof								
IRMA/Protected Membrane	15%			2024	\$77,000	10	\$7,900	
	Paver Block Ballast, Extent : Moderate, Area Affected : 100%							
	Location : Over 4th Floor							
Modified Bitumen	85%	Now	\$51,000	2032	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Over 4th Floor							
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over 4th Floor Near Elevator							
Interior								
Floors								
Carpet	5%			2020	\$55,900	3	\$9,000	
Cast in Place Concrete	15%			LIFE	* *	5	\$29,400	
Ceramic Tile	5%			2033	* *	5	\$4,500	
Quarry Tile	5%			2037	* *	5	\$6,700	
Vinyl Tile	70%			2029	* *	3	\$31,400	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$30,000	
Glass: Single Pane	10%			LIFE	* *	5	\$8,000	
Gypsum Board	20%			LIFE	* *	5	\$12,900	
Ceilings								
Exposed Concrete	85%			LIFE	* *	5	\$11,900	
Gypsum Board	15%			LIFE	* *	5	\$16,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 4th Floor Near Elevator							

<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</b>

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**  
**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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	* *	5	\$300	
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	
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$1,600	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$18,800	
Generators								
Diesel	100%			2027	* *	1	\$23,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Genset Rated @ 100 Kw								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,300	
Fuel Storage								
Main Tank	100%			2039	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : No Rating Capacity Available								
Lighting								
Interior Lighting								
Fluorescent	60%			2029	* *	10	\$33,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	40%			2029	* *	10	\$22,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Service	50%			2024	\$14,400	1		
Exit, Service	50%			2024	\$9,800	1		

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

<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</b>
<b>Lighting</b>								
Exterior Lighting HID	100%			2019	\$225,000	10	\$200	
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2027	* *	5	\$600	
<b>Alarm</b>								
Security System No Component Generic	70% 30%			2024	\$54,100	1	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection Generic	100%			2024	\$617,000	1-3	\$37,600	
<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</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Furnace	10%			2029	* *	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Hot Water Boiler	90%	Now	\$2,400	2037	* *	1	\$24,000	
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	* *	4	\$3,000	
Terminal Devices Convactor/Radiator	100%			2037	* *	1	\$19,400	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2032	* *	1		

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

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : FANNY BARNES  
**Address** : 829 SARATOGA AVENUE @RIVERDALE AVENUE  
**Borough** : BROOKLYN **Agency's Number** : FK27  
**Program / Asset #** : DHS0083.000 / 4455 **Yr Built/Renovated** : 1923 / 2006  
**Area Sq Ft** : 42,500 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 26-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$359,700	\$36,700
Interior Architecture		\$151,000	\$192,200
Electrical			\$2,334,100
Mechanical			\$105,000
<b>Total</b>		<b>\$510,700</b>	<b>\$2,668,200</b>
Importance Code A		\$359,700	\$36,700
Importance Code B		\$110,700	\$2,631,400
Importance Code C		\$40,300	
<b>Total</b>		<b>\$510,700</b>	<b>\$2,668,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$8,900			
Interior Architecture	\$82,100			\$2,000
Electrical	\$1,100	\$600	\$1,000	\$600
Mechanical	\$35,000	\$12,600	\$13,600	\$7,400
<b>Total</b>	<b>\$127,100</b>	<b>\$13,200</b>	<b>\$14,600</b>	<b>\$9,900</b>
Importance Code A	\$11,000	\$2,100	\$2,100	\$2,100
Importance Code B	\$80,600	\$11,200	\$12,500	\$7,900
Importance Code C	\$35,500			
<b>Total</b>	<b>\$127,100</b>	<b>\$13,200</b>	<b>\$14,600</b>	<b>\$9,900</b>



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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
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$168,900	LIFE	* *	5	\$28,700	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Pre-Cast Concrete	3%			LIFE	* *	5	\$11,200	
Stucco Cement	47%	Now	\$152,500	2031	* *	5	\$33,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	100%			2042	* *	5	\$3,800	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	40%	Now	\$10,200	LIFE	* *	5	\$1,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	55%	Now	\$28,100	LIFE	* *	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Inside Face Of Parapet							
	Explanation : Stucco On Brick							
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,800	
Roof								
Modified Bitumen	100%			2031	* *	10	\$36,700	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$1,600	LIFE	* *	5	\$6,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	15%	Now	\$8,900	2035	* *	5	\$4,700	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	25%	Now	\$6,500	2026	\$129,700	3	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood	55%	Now	\$110,700	2054	* *	5	\$32,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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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

**Interior****Interior Walls**

Ceramic Tile	20%	Now	\$40,300	2035	**	5	\$7,500
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Glass: Single Pane	3%	Now	\$6,600	LIFE	**	5	\$1,700
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Gypsum Board	57%	Now	\$17,200	LIFE	**	5	\$25,600
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Plaster	20%	Now	\$11,700	LIFE	**	5	\$4,500
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Throughout***Ceilings**

AcousTileSusp.Lay-In	20%	Now	\$4,900	2039	**	5	\$6,300
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Gypsum Board	80%	Now	\$24,700	LIFE	**	5	\$62,500
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*Cracking/Crumbling, Extent : Moderate, 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

**Under 600 Volts****Service Equipment**

Fused Disc Sw	100%			2036	**	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 800a & One 200a Main Disconnect Switch For The House & Day Care***Switchgear / Switchboard**

Fused Disc Sw	100%			2036	**	5	\$200
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**Raceway**

Conduit	100%			2036	**	1	
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**Panelboards**

Molded Case Bkrs	100%			2034	**	5	\$1,100
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**Wiring**

Thermoplastic	100%			2036	**	1	
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**Motor Controllers**

Locally Mounted	100%			2031	**	5	\$300
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**Ground****Grounding Devices**

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

## FANNY BARNES

Asset # : 4455

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2026	\$916,800	10	\$15,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	5%			2034	* *	10	\$1,900	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Incandescent	55%			2026	\$1,260,600	2	\$500	
Egress Lighting								
Emergency, Battery	50%			2026	\$27,500	10	\$5,000	
Exit, Battery	50%			2026	\$23,300	10	\$1,400	
Exterior Lighting								
HID	100%			2026	\$156,800	10	\$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$4,800	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2031	* *			
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	* *	1	\$20,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 4 Units, Multi Temp							
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$10,200	2034	* *	4	\$2,100	
	Corroded, Extent : Moderate, Area Affected : 10%							
	Location : Basement							
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$13,500	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2024	\$105,000	2	\$500	
Window/Wall Unit	15%			2021	\$12,600	1		
No Component	65%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Air Conditioning									
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2	\$13,600		
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,900		
Exhaust Fans									
Roof	100%			2031	* *	2	\$1,300		
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2031	* *	1			
Water Heater									
Gas Fired	100%			2021	\$9,500	2	\$600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit - Multi Temp									
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%			2021	\$10,800	4	\$2,500		
Sewage Ejector(s)									
Electric	100%			2026	\$10,800	4	\$2,500		
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler									
No Component	90%								
Generic	10%			2046	* *	1-2	\$1,200		
Chemical System									
Generic	100%			2024	\$25,500	1-3	\$50,600		

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$598,200	\$86,800
Interior Architecture		\$125,700	\$725,100
Electrical		\$37,000	\$859,300
Mechanical			\$334,600
<b>Total</b>		<b>\$760,900</b>	<b>\$2,005,800</b>
Importance Code A		\$598,200	\$86,800
Importance Code B		\$162,700	\$1,864,800
Importance Code C			\$54,300
<b>Total</b>		<b>\$760,900</b>	<b>\$2,005,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$600
Interior Architecture	\$28,900	\$11,200		\$1,900
Electrical	\$5,500	\$5,900	\$5,500	\$4,600
Mechanical	\$14,400	\$10,000	\$29,100	\$12,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,700</b>	<b>\$31,100</b>	<b>\$38,500</b>	<b>\$23,500</b>
Importance Code A	\$3,300	\$3,300	\$3,500	\$3,900
Importance Code B	\$39,600	\$24,700	\$35,100	\$19,600
Importance Code C	\$9,800	\$3,000		
<b>Total</b>	<b>\$52,700</b>	<b>\$31,100</b>	<b>\$38,500</b>	<b>\$23,500</b>



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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
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$73,800	
Masonry: Brick	15%	Now	\$76,700	LIFE	* *	5	\$13,000	
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	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Aluminum	20%			2040	* *	5	\$1,200	
Parapets								
Metal: Cage/Fence	100%	Now	\$177,100	2044	* *	5	\$29,400	
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	\$49,000	2037	* *			
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	\$295,300	2034	* *			
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

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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
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$22,100	
Ceramic Tile	5%	Now	\$19,100	2033	* *	5	\$2,500	
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : Throughout Showers								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Throughout Showers								
Terrazzo	5%			LIFE	* *	5	\$3,900	
Vinyl Tile	65%			2024	\$544,700	3	\$24,600	
Vinyl Tile	15%	Now	\$125,700	2034	* *	3	\$5,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : First Floor Corridor								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Rooms Facing Yard								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : First Floor Corridor								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : First Floor Rooms								
Explanation : Floor Is Not Sloped Properly And Rain Water Flows Into Rooms								
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$6,000	
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,800	
Glass: Single Pane	5%			LIFE	* *	5	\$4,500	
Gypsum Board	20%	Now	\$9,800	LIFE	* *	5	\$14,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout Showers								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Public Spaces								
Explanation : Impact Damage								
Gypsum Board	55%			LIFE	* *	5	\$39,800	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
Gypsum Board	100%			LIFE	* *	5	\$126,100	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Library, Security Office, Child Care B								

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

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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</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5	\$300	
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Fused Disc Sw	2%			2032	* *	5		
Molded Case Bkrs	98%			2032	* *	5	\$1,800	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$500	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	97%			2032	* *	10	\$60,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024	\$10,500	10		
Incandescent	1%			2019	\$37,000	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$44,400	10	\$8,100	
Exit, Service	50%			2024	\$11,000	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$800	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2024	\$60,800	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$694,100	1-3	\$42,300	
<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</b>

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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	
Heating									
Energy Source									
Natural Gas	100%			2034	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2029	* *	1	\$33,300		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
Hot Wtr Piping/Pump	100%			2032	* *	4	\$3,300		
Terminal Devices									
Air Handler	60%			2024	\$213,000	1	\$25,000		
Convactor/Radiator	40%			2029	* *	1	\$8,700		
Air Conditioning									
Energy Source									
Electricity	100%			2032	* *	1			
Conversion Equipment									
Ext Pkg Unit - Cooling	40%	Now	\$2,400	2024	\$121,600	2	\$1,300		
		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	\$13,500	1			
No Component	50%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,600		
Exhaust Fans									
Interior	10%			2024	\$7,300	2	\$200		
Roof	90%			2029	* *	2	\$1,900		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1			
Sanitary Piping									
Cast Iron	100%	Now	\$2,900	LIFE	* *	1			
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Main Stock Room							
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%			2024	\$10,800	4	\$1,600		
Fixtures									
Generic	100%								
Vertical Transport									

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

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

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

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

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



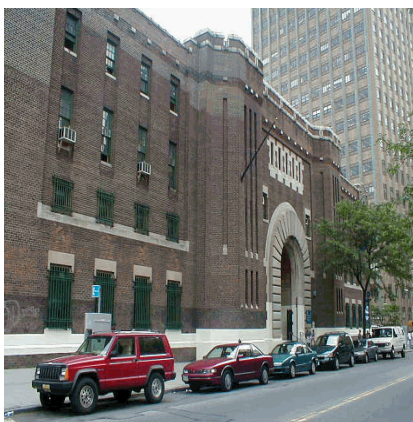
Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : FORT WASHINGTON ARMORY SHELTER  
**Address** : 216 FORT WASHINGTON AVENUE  
**Borough** : MANHATTAN **Agency's Number** : MM040  
**Program / Asset #** : DHS0067.000 / 4439 **Yr Built/Renovated** : 1909 / 2004  
**Area Sq Ft** : 236,975 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 20-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2138 **Lot** : 79 **BIN** : 1063381

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$3,033,000	\$2,284,600
Interior Architecture		\$955,500	\$1,392,900
Electrical		\$599,200	\$13,251,300
Mechanical		\$338,900	\$1,217,700
<b>Total</b>		<b>\$4,926,700</b>	<b>\$18,146,500</b>
Importance Code A		\$3,210,900	\$2,915,700
Importance Code B		\$1,715,800	\$15,133,000
Importance Code C			\$97,800
<b>Total</b>		<b>\$4,926,700</b>	<b>\$18,146,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$85,000			
Interior Architecture	\$62,400	\$4,200		\$11,200
Electrical	\$16,500	\$20,800	\$18,800	\$65,400
Mechanical	\$42,600	\$67,000	\$91,800	\$98,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$210,500</b>	<b>\$95,900</b>	<b>\$114,600</b>	<b>\$178,600</b>
Importance Code A	\$85,000	\$23,700	\$23,700	\$24,200
Importance Code B	\$118,900	\$68,100	\$90,900	\$154,500
Importance Code C	\$6,600	\$4,200		
<b>Total</b>	<b>\$210,500</b>	<b>\$95,900</b>	<b>\$114,600</b>	<b>\$178,600</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**  
**FORT WASHINGTON ARMORY SHELTER**  
**Asset # : 4439**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$23,900	LIFE	* *	5	\$108,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	55%			LIFE	* *	5	\$238,800	
Masonry: Brick	10%	Now	\$255,800	LIFE	* *	5	\$43,400	
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	\$115,800	LIFE	* *	5	\$16,300	
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	\$61,000	2035	* *	5	\$81,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
Location : West Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 65%								
Location : West Facade								
Window Wall	15%	Now	\$611,700	2035	* *	5	\$122,100	
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	
Steel	75%	Now	\$1,195,700	2050	* *	5	\$128,500	1
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	
Wood	10%	Now	\$75,100	2050	* *	5	\$13,700	1
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								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$30,100	LIFE	**	5	\$30,500	
	Crazing, Extent : Moderate, Area Affected : 100%							
	Location : North Facade And Throughout							
Masonry: Brick	70%			LIFE	**	5	\$55,200	
Masonry: Brick	20%	Now	\$178,000	LIFE	**	5	\$15,800	
	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	\$29,700	2045	**	5	\$7,600	
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Built-Up (BUR)	25%	Now	\$390,800	2035	**			
	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	\$149,100	2025	\$1,490,900			
	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**

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**  
**FORT WASHINGTON ARMORY SHELTER**  
**Asset # : 4439**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$39,100	
Ceramic Tile	5%	2-4	\$16,900	2028	**	5	\$8,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Sheet Vinyl/Rubber	23%	Now	\$47,700	2030	**	5	\$61,700	
Adhesion Failure, Extent : Light, Area Affected : 75%								
Location : Main Entrance Lobby Of Armory								
Terrazzo	2%			LIFE	**	5	\$5,600	
Traffic Topping	5%	Now	\$10,800	2025	\$216,600	5	\$11,200	
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : 4th Floor Epoxy With Sand Finish								
Traffic Topping	20%			2030	**	5	\$89,400	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Track And Portions Of Drill Floor								
Explanation : Refers To Rubberized Surface.								
Vinyl Tile	25%	Now	\$742,300	2035	**	3	\$33,500	
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	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor								
Explanation : Walls Of Mechanical Space								
Ceramic Tile	3%			2028	**	5	\$8,400	
Gypsum Board	25%			LIFE	**	5	\$41,900	
Masonry: Brick	37%			LIFE	**			
Plaster	15%	Now	\$6,600	LIFE	**	5	\$12,600	
Loose/Delam Surface, Extent : Light, Area Affected : 100%								
Location : Curved Walls At Main Public Stairway								
Wood	5%			LIFE	**	5	\$55,900	
Under Construction	5%							
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**

<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</b>

## Interior

## Ceilings

AcousTileSusp.Lay-In 25% Now \$70,600 2030 \* \* 5 \$44,700

*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 \$28,100 LIFE \* \* 5 \$2,800

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

*Location : Boiler Room First Floor Of Shelter*

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

*Location : Electrical Room And Boiler Rooms In Shelter*

Exposed Struc: Steel 10% LIFE \* \*  
 Gypsum Board 5% LIFE \* \* 5 \$22,300  
 Masonry: Infill Arch 5% LIFE \* \*  
 Plaster 25% LIFE \* \* 5 \$55,900  
 Wood 25% LIFE \* \* 5 \$782,200

<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</b>

## Under 600 Volts

## Service Equipment

Fused Disc Sw 50% 2025 \$38,400 5 \$500

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

*Location : Electrical Room*

*Explanation : 2000 Amps*

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

*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

Molded Case Bkrs 50% 2025 \$167,000 5 \$3,100

## Raceway

Conduit 80% 2025 \$304,800 1

Conduit 20% 2045 \* \* 1

## Panelboards

Molded Case Bkrs 25% 2041 \* \* 5 \$1,600

Molded Case Bkrs 75% 2024 \$262,800 5 \$4,700

## Wiring

Thermoplastic 75% 2025 \$440,200 1

Thermoplastic 25% 2045 \* \* 1

## Motor Controllers

Locally Mounted 100% 2023 \$730,600 5 \$1,600

## Ground

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,500	
		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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 400 Amps For Fire Pump							
	Generators								
	Diesel	100%			2034	* *	1	\$91,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Track And Field Space							
		Explanation : 250 Kw							
	Batteries								
	Nickel Cadmium	100%			2020	\$1,500	5	\$52,800	
	Fuel Storage								
	Main Tank	100%			2053	* *	5	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 600 Gallons							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2025	\$9,834,700	10	\$164,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Mostly T-12							
	Fluorescent	8%			2030	* *	10	\$17,500	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Limited Areas							
	HID	15%			2030	* *	10	\$1,200	
	Incandescent	2%			2025	\$262,300	2	\$100	
	Egress Lighting								
	Exit, Service	50%			2025	\$38,900	1		
	Exit, Battery	50%			2025	\$133,300	10	\$8,100	
	Exterior Lighting								
	HID	100%			2025	\$874,000	10	\$700	
Alarm									
	Fire/Smoke Detection								
	No Component	75%							
	Generic, Analog	25%			2020	\$599,200			
		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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2035	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 6,000 Gallon Tank For # 2 Fuel						
	Conversion Equipment								
	Steam Boiler	100%	Now	\$177,800	2023	\$592,700	1	\$212,900	
			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	\$75,600	2035	**	4	\$11,800	
			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	
Air Conditioning									
	Energy Source								
	Electricity	80%			2041	**	1		
	Natural Gas	20%			2045	**	1		
			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	
	Chiller/Direct Fire								
	Int Pkg Unit - Cooling	10%			2023	\$300,500	2	\$1,500	
	Ext Pkg Unit - Cooling	5%			2025	\$53,800	2	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Various						
			Explanation : Split Units						
	Window/Wall Unit	5%			2020	\$24,000	1		
	No Component	60%							
	Distribution								
	Chilled Wtr Pipe/Pump	15%			2045	**	4	\$2,600	
	Ductwork/Diffusers	15%			LIFE	**	2	\$46,600	
	No Component	70%							
	Terminal Devices								
	Fan Coil - Cooling	20%			2030	**	1	\$15,400	
	No Component	80%							
	Heat Rejection								
	Remote Air Cond	5%			2025	\$27,900	2	\$8,300	
	Water Cool Tower	20%			2026	\$53,600	2	\$48,100	
	No Component	75%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$133,200	
	Exhaust Fans								
	Interior	100%			2025	\$9,000	2	\$7,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2035	* *	1		
	Water Heater								
	Gas Fired	100%	Now	\$54,300	2025	\$54,300	2	\$2,800	
		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	\$3,600	2025	\$72,400	4	\$23,600	
		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		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 2nd Floor							
		Explanation : Bathrooms Under Consrtuction							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2020	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2025	\$22,600	1	\$14,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 To 4							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$120,400	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$66,900	
	Fire Pump								
	Generic	100%			2028	* *	1	\$44,600	

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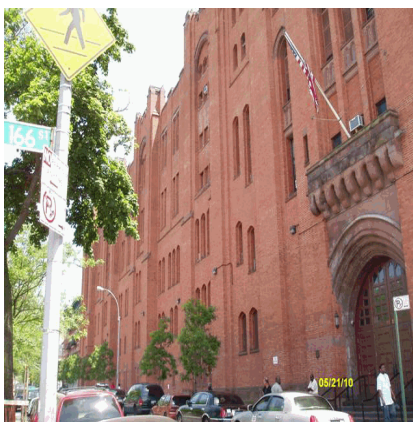
Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,312,300	\$301,300
Interior Architecture	\$372,400	\$500,900
Electrical	\$159,800	\$911,200
Mechanical		\$595,400
<b>Total</b>	<b>\$1,844,500</b>	<b>\$2,308,700</b>
Importance Code A	\$1,312,300	\$301,300
Importance Code B	\$532,200	\$2,007,500
<b>Total</b>	<b>\$1,844,500</b>	<b>\$2,308,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,900			\$7,200
Interior Architecture	\$103,900	\$4,000	\$8,000	\$4,000
Electrical	\$28,300	\$18,700	\$16,800	\$15,900
Mechanical	\$77,200	\$32,700	\$84,600	\$54,800
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$232,200</b>	<b>\$60,300</b>	<b>\$114,400</b>	<b>\$86,800</b>
Importance Code A	\$32,000	\$14,100	\$15,400	\$21,400
Importance Code B	\$171,000	\$46,200	\$99,000	\$65,500
Importance Code C	\$29,200			
<b>Total</b>	<b>\$232,200</b>	<b>\$60,300</b>	<b>\$114,400</b>	<b>\$86,800</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$857,800	LIFE	* *	5	\$266,000	
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	
Windows								
Aluminum	85%			2040	* *	5	\$14,500	
Aluminum	10%	Now	\$15,300	2032	* *	5	\$900	
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	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$35,300	
Masonry: Brownstone	10%			LIFE	* *	5	\$9,500	
Roof								
Modified Bitumen	35%	Now	\$75,700	2029	* *			
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	
Skylight, Metal/Glass	5%	Now	\$274,500	2044	* *			
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	
Interior									
Floors									
Cast in Place Concrete	45%			LIFE	* *	5	\$210,000		
Ceramic Tile	5%			2027	* *	5	\$10,700		
Panel/Paver: Cer/Brk	5%			2032	* *	5	\$24,000		
Quarry Tile	5%			2029	* *	5	\$16,000		
Vinyl Tile	15%			2024	\$290,900	3	\$12,000		
Vinyl Tile	15%			2029	* *	3	\$16,000		
Wood	10%	Now	\$225,700	2039	* *	5	\$20,000		
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	* *				
Ceramic Tile	5%			2027	* *	5	\$8,300		
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300		
Gypsum Board	30%			LIFE	* *	5	\$30,000		
Masonry: Brick	20%			LIFE	* *				
Plaster	35%	Now	\$25,000	LIFE	* *	5	\$17,500		
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		
AcousTileSusp.Lay-In	12%			2037	* *	5	\$25,600		
Exposed Concrete	10%	Now	\$146,800	LIFE	* *	5	\$3,300		
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	* *				
Exposed Struc: Wood	18%			LIFE	* *				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Drill Floor									
Masonry:Vault Struct	5%			LIFE	* *				
Plaster	5%	Now	\$29,900	LIFE	* *	5	\$6,700		
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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2024	\$12,600	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amps For Service # 1							
Fused Disc Sw	5%			2034	* *	5		
	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	
	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	
Molded Case Bkrs	50%			2024	\$78,400	5	\$1,900	
Raceway								
Conduit	40%			2044	* *	1		
Conduit	60%			2024	\$97,400	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5	\$200	
Molded Case Bkrs	65%			2040	* *	5	\$2,400	
Molded Case Bkrs	30%			2023	\$47,900	5	\$1,100	
Wiring								
Thermoplastic	70%			2044	* *	1		
Thermoplastic	30%			2024	\$76,800	1		
Motor Controllers								
Locally Mounted	70%			2037	* *	5	\$700	
Locally Mounted	30%			2022	\$39,800	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At Water Main							
	Explanation : Corroded							
Stand-by Power								
Transfer Switches								
Automatic	90%			2037	* *	1	\$39,200	
Automatic	5%			2037	* *	1	\$2,200	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room							
	Explanation : 20 Hp For Fire Pump							
Automatic	5%			2037	* *	1	\$2,200	
	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</b>
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2033	* *	1	\$54,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,600	5	\$5,200	
Fuel Storage								
Day Tank	100%			2032	* *	5	\$26,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2029	* *	10	\$111,100	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps</i>								
HID	4%	Now	\$48,700	2034	* *			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
HID	11%			2029	* *	10	\$500	
Egress Lighting								
Emergency, Service	40%			2029	* *	1		
Emergency, Battery	10%			2024	\$20,600	10	\$3,400	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$570,900	10	\$400	
<b>Alarm</b>								
Security System								
No Component	60%							
Generic	40%			2029	* *	1	\$21,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component	75%							
Generic	25%			2029	* *	1-3	\$22,400	

<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</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2029	* *	1	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Serves Fire Suppression Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st : 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$74,500	
	Sprinkler								
	Generic	100%			2050	* *	1-2	\$39,900	
	Fire Pump								
	Generic	100%			2037	* *	1	\$26,600	
	Chemical System								
	No Component	80%							
	Generic	20%			2022	\$5,600	1-3	\$10,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fire Extinguishers							

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$174,900	\$37,300
Electrical		\$1,753,000
Mechanical		\$99,900
<b>Total</b>	<b>\$174,900</b>	<b>\$1,890,300</b>
Importance Code A	\$174,900	\$37,300
Importance Code B		\$1,852,900
<b>Total</b>	<b>\$174,900</b>	<b>\$1,890,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$43,400			\$4,300
Interior Architecture		\$29,900	\$6,600	
Electrical	\$400	\$700	\$400	\$500
Mechanical	\$34,800	\$9,700	\$3,100	\$8,100
<b>Total</b>	<b>\$78,600</b>	<b>\$40,300</b>	<b>\$10,200</b>	<b>\$12,900</b>
Importance Code A	\$74,700	\$1,400	\$1,400	\$5,700
Importance Code B	\$3,900	\$38,900	\$5,300	\$7,100
Importance Code C			\$3,400	
<b>Total</b>	<b>\$78,600</b>	<b>\$40,300</b>	<b>\$10,200</b>	<b>\$12,900</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
Exterior								
Exterior Walls								
Cast Iron	3%			LIFE	* *			
Cast Stone/Terra Cotta	3%			LIFE	* *	5	\$10,700	
Masonry: Brick	40%			LIFE	* *	5	\$18,200	
Masonry: Brick	35%			LIFE	* *	5	\$15,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Explanation : Stucco On Brick								
Masonry: Brick	7%	Now	\$9,400	LIFE	* *	5	\$3,200	
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	\$24,300	LIFE	* *	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Window Sills And Trims								
Metal Panel	5%			2045	* *	5-10	\$15,700	
Pre-Cast Concrete	2%	Now	\$1,500	LIFE	* *	5	\$3,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Window Sills At Lower Windows								
Windows								
Aluminum	90%	Now	\$103,600	2047	* *	5	\$6,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	10%	Now	\$71,400	2050	* *	5	\$4,400	
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	\$2,500	
Masonry: Brick	30%	Now	\$4,200	LIFE	* *	5	\$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : North Parapet								
Metal Cornice	15%	Now	\$3,700	2040	* *			
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	

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

<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</b>
<b>Exterior</b>								
Roof								
Modified Bitumen	92%			2033	**	10	\$11,900	
Modified Bitumen	5%	Now	\$400	2033	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Air Shaft Over Recreation Room In Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room In Basement</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$1,300	
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	
Ceramic Tile	15%			2034	**	5	\$6,400	
Vinyl Tile	15%			2030	**	3	\$2,400	
Wood	65%			2053	**	5	\$51,900	
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$6,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
Gypsum Board	65%			LIFE	**	5	\$26,900	
Masonry: Brick	5%			LIFE	**			
Plaster	15%			LIFE	**	5	\$3,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2038	**	5	\$6,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room In Basement</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	60%			LIFE	**	5	\$31,900	
Plaster	20%			LIFE	**	5	\$5,300	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2025	\$468,500	10	\$7,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors, 1st Floor							
		Explanation : T-12 Lamps							
	Incandescent	70%			2025	\$1,093,200	2	\$400	
Egress Lighting									
	Emergency, Battery	50%			2025	\$18,700	10	\$3,400	
	Exit, Service	50%			2025	\$4,600	1		
Exterior Lighting									
	HID	100%			2025	\$104,900	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$25,200	1	\$3,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby, Outside, Basement							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2025	\$86,300			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Alarm Bells, Strobe Lights, Horns 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
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$31,300	2038	* *	1	\$12,700	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,100	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$9,200	

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%	Now	\$1,800	2026	\$35,800	2	\$100	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Sub Basement Boiler Room And Basement							
	Window/Wall Unit	10%			2020	\$5,700	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$4,800	
	No Component	70%							
	Exhaust Fans								
	Roof	30%			2025	\$6,600	2	\$300	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2030	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2025	\$64,100			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2018	\$6,500	4	\$2,500	
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2035	* *	1-2	\$400	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$316,200	
Interior Architecture		\$38,600
Electrical		\$54,800
Mechanical		\$117,200
<b>Total</b>	<b>\$316,200</b>	<b>\$210,600</b>
Importance Code A	\$316,200	
Importance Code B		\$210,600
<b>Total</b>	<b>\$316,200</b>	<b>\$210,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$46,700	\$2,500		
Interior Architecture	\$4,400	\$11,300	\$2,200	
Electrical	\$1,400	\$5,300	\$1,400	\$46,600
Mechanical	\$16,900	\$7,400	\$10,600	\$64,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$73,300</b>	<b>\$30,500</b>	<b>\$18,100</b>	<b>\$115,100</b>
Importance Code A	\$48,200	\$4,000	\$1,500	\$1,500
Importance Code B	\$25,100	\$26,500	\$16,700	\$113,600
Importance Code C				
<b>Total</b>	<b>\$73,300</b>	<b>\$30,500</b>	<b>\$18,100</b>	<b>\$115,100</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
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$89,400	LIFE	* *	5	\$10,100	
	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	\$10,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : West Facade							
	Explanation : Stucco On Brick							
Masonry: Brick	25%			LIFE	* *	5	\$10,100	
Masonry: Granite	5%	Now	\$23,400	LIFE	* *	5	\$1,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : South Facade At Building Base							
Masonry: Limestone	5%	Now	\$47,900	LIFE	* *	5	\$1,500	
	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	\$60,500	LIFE	* *	5	\$2,100	
	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	\$3,900	
Stucco Cement	5%			2038	* *	5	\$5,100	
Windows								
Aluminum	100%	Now	\$22,200	2041	* *	5	\$1,400	
	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
Exterior								
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$3,000	
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	
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	\$81,000	2035	* *			1
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	\$37,400	2045	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Roof Stair								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Pump Room								
Ceramic Tile	10%			2034	* *	5	\$4,400	
Quarry Tile	5%			2038	* *	5	\$3,300	
Vinyl Tile	75%			2030	* *	3	\$12,400	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Rooms On Fourth Floor								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Gypsum Board	75%			LIFE	* *	5	\$23,700	
Plaster	20%			LIFE	* *	5	\$3,200	
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**

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

<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</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>					
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	* *	5	\$100	
Raceway								
Conduit	100%			2035	* *	1		
Panelboards								
Molded Case Bkrs	100%			2033	* *	5	\$800	
Wiring								
Thermoplastic	100%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$54,800	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2028	* *	1	\$11,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Emergency Generator Rated @ 150 Kw</i>					
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$1,100	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2033	* *	5	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 100 Gallons Capacity							
	Main Tank	50%			2040	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 275 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2030	* *	10	\$25,700	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2030	* *	10	\$1,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Lobby							
	Egress Lighting								
	Emergency, Service	50%			2030	* *	1		
	Exit, Service	50%			2030	* *	1		
	Exterior Lighting								
	HID	100%			2030	* *	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2020	\$17,700	1	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Panic Doors							
	Fire/Smoke Detection								
	Generic, Digital	100%			2030	* *			
		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
Heating									
	Energy Source								
	Natural Gas	100%			2035	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	1	\$14,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							

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

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)		
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$2,900	2033	**	4	\$1,500	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
Terminal Devices									
	Convactor/Radiator	90%			2030	**	1	\$8,600	
	Fan Coil Unit/Heat	10%			2025	\$43,100	1	\$1,000	
Air Conditioning									
Energy Source									
	Electricity	100%			2033	**	1		
Conversion Equipment									
	Int Pkg Unit - Cooling	20%			2023	\$74,100	2	\$400	
	Window/Wall Unit	15%			2020	\$8,900	1		
	No Component	65%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$16,400	
Exhaust Fans									
	Interior	75%			2025	\$23,900	2	\$700	
	Roof	25%			2025	\$5,700	2	\$200	
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%			2030	**	1		
Water Heater									
	Gas Fired	100%	Now	\$1,300	2020	\$6,700	2	\$300	
		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		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2020	\$10,800	4	\$1,600	
Backflow Preventer									
	Generic	100%			2025	\$2,800	1	\$1,800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : B-4							
		Explanation : 1 Unit							
Fire Suppression									
Sprinkler									
	Generic	100%			2035	**	1-2	\$8,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Generic	100%			2021	\$21,300	1	\$5,500	
Chemical System									
	Generic	100%			2020	\$25,500	1-3	\$55,000	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$35,800
Interior Architecture		\$37,900	
Electrical		\$95,500	\$2,476,300
Mechanical		\$193,500	\$559,200
<b>Total</b>		<b>\$326,900</b>	<b>\$3,071,300</b>
Importance Code A		\$193,500	\$35,800
Importance Code B		\$133,400	\$3,035,500
<b>Total</b>		<b>\$326,900</b>	<b>\$3,071,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,500			
Interior Architecture	\$31,500	\$1,100		\$5,700
Electrical	\$36,100	\$800	\$1,000	\$700
Mechanical	\$40,300	\$36,800	\$12,300	\$6,900
<b>Total</b>	<b>\$142,300</b>	<b>\$38,800</b>	<b>\$13,300</b>	<b>\$13,400</b>
Importance Code A	\$34,500	\$4,100	\$4,000	\$4,000
Importance Code B	\$101,900	\$34,600	\$9,300	\$9,300
Importance Code C	\$5,900			
<b>Total</b>	<b>\$142,300</b>	<b>\$38,800</b>	<b>\$13,300</b>	<b>\$13,400</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

<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</b>
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$20,600	
Masonry: Brick	87%			LIFE	**	5	\$35,800	
Masonry: Limestone	3%			LIFE	**	5	\$900	
Windows								
Aluminum	100%	0-2	\$34,500	2039	**	5	\$8,400	
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : 3rd Floor Training Room								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,400	
Masonry: Limestone	5%			LIFE	**	5	\$200	
Metal Rail	45%			2036	**	5-10	\$22,300	
Roof								
Copper/Terne	5%			2051	**	10	\$3,800	
Modified Bitumen	95%			2031	**	10	\$29,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
<b>Interior</b>								
Floors								
Ceramic Tile	3%	Now	\$3,500	2032	**	5	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Toilet(s) and Showers								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet(s), Showers and Kitchen								
Terrazzo	20%			LIFE	**	5	\$9,500	
Vinyl Tile	75%	0-2	\$37,900	2028	**	3	\$17,100	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : 3rd Floor Training Room								
Wood	2%			2038	**	5	\$2,300	
Interior Walls								
Ceramic Tile	4%	Now	\$5,900	2032	**	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilet(s), Showers and Kitchen								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilet(s), Showers and Kitchen								
Concrete Masonry Unit	70%			LIFE	**	5	\$15,300	
Gypsum Board	26%			LIFE	**	5	\$8,500	
Ceilings								
AcousTile,Adhered	20%	Now	\$22,100	2028	**	5	\$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout Cafeteria								
Exposed Concrete	80%			LIFE	**	5	\$7,600	

<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</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**  
**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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$5,600	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : (2) Main Service Switches Rated @ 600 Amperes Each								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$95,500	2053	* *	5	\$100	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Raceway								
Conduit	100%			2023	\$13,400	1		
Panelboards								
Fused Toggle Switch	60%	2-4	\$26,300	2048	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Molded Case Bkrs	20%			2022	\$8,800	5	\$200	
Molded Case Bkrs	20%			2031	* *	5	\$200	
Wiring								
Braided Cloth	80%	0-2	\$8,900	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$91,300	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	98%			2023	\$2,189,800	10	\$36,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps And Compact Fluorescent								
HID	2%			2023	\$6,300	10		
Egress Lighting								
Emergency, Service	50%			2023	\$9,800	1		
Exit, Service	50%			2023	\$6,600	1		
Exterior Lighting								
HID	100%			2023	\$158,600	10	\$100	

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

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

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2031

\* \*

1-3

\$8,000

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

**Heating**

Energy Source

Fuel Oil No 2

100%

Now

\$9,800

2033

\* \*

5

\$6,300

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

Conversion Equipment

Steam Boiler

100%

2-4

\$193,500

2043

\* \*

1

\$36,300

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

Distribution

Steam Piping/Pump

100%

Now

\$5,600

2023

\$277,600

4

\$2,000

*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

Convactor/Radiator

75%

2021

\$281,600

1

\$9,900

**Air Conditioning**

Energy Source

Electricity

100%

2039

\* \*

1

Conversion Equipment

Ext Pkg Unit - Cooling

5%

2028

\* \*

2

\$100

Window/Wall Unit

25%

2017

\$20,400

1

No Component

70%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$22,700

Exhaust Fans

Interior

25%

2023

\$11,000

2

\$300

Roof

75%

2018

\$23,700

2

\$900

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2028

\* \*

1

*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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Oil Fired	50%			2018	\$6,200	1	\$600	
	No Component	50%							
	HW Heat Exchanger								
	Low Temp	50%			2033	* *	4	\$3,000	
	No Component	50%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,800	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2023	\$10,800	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2023	\$3,900	1	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$11,400	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$798,000	\$375,100
Interior Architecture		\$1,329,500
Electrical	\$3,221,000	\$237,500
Mechanical		\$144,600
<b>Total</b>	<b>\$4,019,000</b>	<b>\$2,086,600</b>
Importance Code A	\$798,000	\$375,100
Importance Code B	\$3,221,000	\$1,596,500
Importance Code C		\$115,000
<b>Total</b>	<b>\$4,019,000</b>	<b>\$2,086,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$17,000		\$9,000	\$1,100
Interior Architecture	\$21,600	\$27,100		\$3,400
Electrical	\$6,900	\$4,600	\$41,200	\$4,600
Mechanical	\$50,200	\$15,600	\$50,200	\$18,600
<b>Total</b>	<b>\$95,700</b>	<b>\$47,300</b>	<b>\$100,400</b>	<b>\$27,700</b>
Importance Code A	\$23,000	\$6,000	\$15,300	\$7,100
Importance Code B	\$72,600	\$35,800	\$85,100	\$20,600
Importance Code C		\$5,400		
<b>Total</b>	<b>\$95,700</b>	<b>\$47,300</b>	<b>\$100,400</b>	<b>\$27,700</b>



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## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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)		
Exterior									
Exterior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$19,600	
	Stucco Cement	80%	Now	\$354,700	2029	**	5	\$156,700	
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	\$344,300	2049	**	5	\$4,200	
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	
Parapets									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	
	Metal Rail	5%			2029	**	5-10	\$14,900	
	Stucco Cement	80%			2037	**	5	\$34,000	
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	\$99,000	2029	**			
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Over East And West Wings									
	Modified Bitumen	20%			2024	\$152,400	10	\$26,800	
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Over Public Areas									
	Single Ply Membrane	15%			2024	\$66,000	10	\$20,100	
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	
	Ceramic Tile	5%			2033	**	5	\$9,100	
	Vinyl Tile	75%			2024	\$1,134,800	3	\$51,200	
	Vinyl Tile	15%			2029	**	3	\$13,700	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$10,900	
	Concrete Masonry Unit	5%			LIFE	**	5	\$4,400	
	Glass: Single Pane	2%			LIFE	**	5	\$3,300	
	Gypsum Board	88%			LIFE	**	5	\$115,000	

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## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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

## Interior

## Ceilings

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

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

## Under 600 Volts

## Service Equipment

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

## Switchgear / Switchboard

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

Conduit	100%			2034	* *	1		
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## Panelboards

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

## Wiring

Thermoplastic	100%			2034	* *	1		
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## Motor Controllers

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

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

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

Incandescent	30%			2019	\$2,004,700	2	\$800	
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## Egress Lighting

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

## Exterior Lighting

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

## Alarm

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## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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

## Alarm

## Security System

No Component

60%

Generic

40%

2019

\$146,400

1

\$18,500

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

## Fire/Smoke Detection

No Component

60%

Generic

40%

2019

\$501,300

1-3

\$30,500

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

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

## Heating

## Energy Source

Natural Gas

100%

2044

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2029

\* \*

1

\$60,200

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

## Distribution

Hot Wtr Piping/Pump

100%

2032

\* \*

4

\$6,000

## Terminal Devices

Convactor/Radiator

100%

2029

\* \*

1

\$39,300

## Air Conditioning

## Energy Source

Electricity

100%

2032

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10%

2028

\* \*

2

\$700

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

Ext Pkg Unit -

Heating/Cooling

10%

2024

\$78,400

2

\$700

No Component

80%

## Terminal Devices

Fan Coil - Cooling

5%

Now

\$9,200

2034

\* \*

1

\$1,800

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

No Component

95%

## Ventilation

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

## DEPT. OF HOMELESS SERVICES - 071

## HELP 1

Asset # : 14349

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

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
<b>Total</b>	<b>\$95,600</b>	<b>\$72,500</b>
Importance Code B	\$95,600	\$72,500
<b>Total</b>	<b>\$95,600</b>	<b>\$72,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$29,900			
Interior Architecture		\$4,800	\$1,100	
Electrical	\$100	\$200	\$300	\$24,800
Mechanical	\$900	\$800	\$1,800	\$11,500
<b>Total</b>	<b>\$30,900</b>	<b>\$5,900</b>	<b>\$3,300</b>	<b>\$36,300</b>
Importance Code A	\$29,900			
Importance Code B	\$1,000	\$5,900	\$2,600	\$36,300
Importance Code C			\$700	
<b>Total</b>	<b>\$30,900</b>	<b>\$5,900</b>	<b>\$3,300</b>	<b>\$36,300</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</b>

**Exterior**

## Exterior Walls

Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	

## Windows

Aluminum	100%			2041	**	5	\$2,000	
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## Roof

Skylight, Plastic	5%	Now	\$29,900	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Not Accessible	95%							
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**Interior**

## Floors

Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	95%			2030	**	3	\$6,600	

## Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	

## Ceilings

AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

<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</b>

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2025	\$2,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 400 Amps Main Disconnect Switch*

## Transformers

Dry Type	100%			2023	\$15,400	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 112.5 Kva 480hv-208/120lv*

## Raceway

Conduit	5%			2035	**	1		
Conduit	95%			2025	\$12,900	1		

## Panelboards

Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	

## Wiring

Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2035	**	1		

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

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

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

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

<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</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2020	\$13,500	2		
Egress Lighting								
Emergency, Service	60%			2030	* *	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			

<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</b>
Heating								
Energy Source								
Campus Steam	100%			2045	* *	1		
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2025	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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



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

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

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

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

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

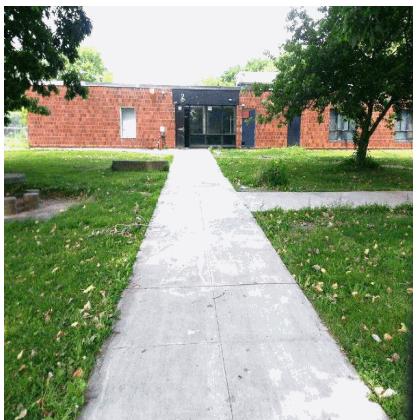
Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$38,400
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
<b>Total</b>	<b>\$95,600</b>	<b>\$110,900</b>
Importance Code B	\$95,600	\$110,900
<b>Total</b>	<b>\$95,600</b>	<b>\$110,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$29,900			
Interior Architecture		\$2,600	\$1,100	
Electrical	\$100	\$200	\$300	\$24,800
Mechanical	\$900	\$800	\$1,800	\$13,400
<b>Total</b>	<b>\$30,900</b>	<b>\$3,700</b>	<b>\$3,300</b>	<b>\$38,300</b>
Importance Code A	\$29,900			
Importance Code B	\$1,000	\$3,700	\$2,600	\$38,200
Importance Code C			\$700	
<b>Total</b>	<b>\$30,900</b>	<b>\$3,700</b>	<b>\$3,300</b>	<b>\$38,300</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	

**Exterior**

**Exterior Walls**

Glass: Special Gauge	5%			LIFE		**	1		
Masonry: Brick	95%			LIFE		**	5	\$11,600	

**Windows**

Aluminum	100%			2041		**	5	\$2,000	
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**Roof**

Skylight, Plastic	5%	Now	\$29,900	2030		**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout</i>									

Not Accessible	95%								
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**Interior**

**Floors**

Cast in Place Concrete	95%			LIFE		**	5	\$38,400	
Ceramic Tile	5%			2034		**	5	\$900	

**Interior Walls**

Ceramic Tile	5%			2034		**	5	\$1,400	
Concrete Masonry Unit	95%			LIFE		**	5	\$10,400	

**Ceilings**

AcousTileSusp.Lay-In	30%			2038		**	5	\$5,300	
Embossed Metal	60%			LIFE		**	5	\$4,700	
Exposed Concrete	10%			LIFE		**	5	\$300	

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2025		\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>									

**Transformers**

Dry Type	100%			2023		\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- 112.5 Kva 480hv-208/120lv</i>									

**Raceway**

Conduit	95%			2025		\$12,900	1		
Conduit	5%			2035		**	1		

**Panelboards**

Fused Disc Sw	5%			2024		\$1,500	5		
Molded Case Bkrs	95%			2024		\$27,700	5	\$300	

**Wiring**

Thermoplastic	90%			2025		\$15,300	1		
Thermoplastic	10%			2045		**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2030	* *	10	\$11,100	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2020	\$13,500	2		
	Egress Lighting								
	Emergency, Service	60%			2030	* *	1		
	Exit, Service	40%			2025	\$1,600	1		
	Exterior Lighting								
	HID	100%			2020	\$45,500	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2030	* *	1	\$1,400	
	Fire/Smoke Detection								
	Generic, Digital	100%			2030	* *			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Campus Steam	100%			2045	* *	1		
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2020	\$10,700	2	\$300	
	Roof	20%			2020	\$1,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2023	\$36,000	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$89,800	
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
<b>Total</b>	<b>\$185,400</b>	<b>\$72,500</b>
Importance Code A	\$89,800	
Importance Code B	\$95,600	\$72,500
<b>Total</b>	<b>\$185,400</b>	<b>\$72,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture		\$4,700	\$1,100	
Electrical	\$100	\$200	\$300	\$24,800
Mechanical	\$900	\$800	\$1,800	\$13,400
<b>Total</b>	<b>\$1,000</b>	<b>\$5,800</b>	<b>\$3,300</b>	<b>\$38,300</b>
Importance Code A				
Importance Code B	\$1,000	\$5,800	\$2,600	\$38,200
Importance Code C			\$700	
<b>Total</b>	<b>\$1,000</b>	<b>\$5,800</b>	<b>\$3,300</b>	<b>\$38,300</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>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</b>

**Exterior**

## Exterior Walls

Glass: Special Gauge	5%			LIFE	**	1		
Masonry: Brick	95%			LIFE	**	5	\$11,600	

## Windows

Aluminum	100%			2041	**	5	\$2,000	
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## Roof

Skylight, Plastic	10%	Now	\$89,800	2030	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Not Accessible	90%							
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**Interior**

## Floors

Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2034	**	5	\$900	
Vinyl Tile	90%			2030	**	3	\$6,200	

## Interior Walls

Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	**	5	\$9,800	

## Ceilings

AcousTileSusp.Lay-In	30%			2038	**	5	\$5,300	
Embossed Metal	60%			LIFE	**	5	\$4,700	
Exposed Concrete	10%			LIFE	**	5	\$300	

<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</b>

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2025	\$2,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 400 Amps Main Disconnect Switch</i>								

## Transformers

Dry Type	100%			2023	\$15,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 112.5 Kva 480hv-208/120lv</i>								

## Raceway

Conduit	95%			2025	\$12,900	1		
Conduit	5%			2035	**	1		

## Panelboards

Fused Disc Sw	5%			2024	\$1,500	5		
Molded Case Bkrs	95%			2024	\$27,700	5	\$300	

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

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

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

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

<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</b>
Under 600 Volts								
Wiring								
Thermoplastic	90%			2025	\$15,300	1		
Thermoplastic	10%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2020	\$13,500	2		
Egress Lighting								
Emergency, Service	60%			2030	* *	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			

<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</b>
Heating								
Energy Source								
Campus Steam	100%			2045	* *	1		
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2020	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		

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

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

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



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

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

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$38,400
Electrical	\$45,500	\$36,500
Mechanical	\$50,100	\$36,000
<b>Total</b>	<b>\$95,600</b>	<b>\$110,900</b>
Importance Code B	\$95,600	\$110,900
<b>Total</b>	<b>\$95,600</b>	<b>\$110,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$15,000			
Interior Architecture		\$2,600	\$1,100	
Electrical	\$100	\$200	\$300	\$24,800
Mechanical	\$900	\$800	\$1,800	\$13,400
<b>Total</b>	<b>\$16,000</b>	<b>\$3,700</b>	<b>\$3,300</b>	<b>\$38,300</b>
Importance Code A	\$15,000			
Importance Code B	\$1,000	\$3,700	\$2,600	\$38,200
Importance Code C			\$700	
<b>Total</b>	<b>\$16,000</b>	<b>\$3,700</b>	<b>\$3,300</b>	<b>\$38,300</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

**Exterior**

## Exterior Walls

Glass: Special Gauge	5%			LIFE		**	1		
Masonry: Brick	95%			LIFE		**	5	\$11,600	

## Windows

Aluminum	100%			2041		**	5	\$2,000	
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## Roof

Skylight, Plastic	5%	Now	\$15,000	2030		**	1		
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*Broken/Missing Elements, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

Not Accessible	95%								
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**Interior**

## Floors

Cast in Place Concrete	95%			LIFE		**	5	\$38,400	
Ceramic Tile	5%			2034		**	5	\$900	

## Interior Walls

Cast in Place Concrete	5%			LIFE		**			
Ceramic Tile	5%			2034		**	5	\$1,400	
Concrete Masonry Unit	90%			LIFE		**	5	\$9,800	

## Ceilings

AcousTileSusp.Lay-In	30%			2038		**	5	\$5,300	
Embossed Metal	60%			LIFE		**	5	\$4,700	
Exposed Concrete	10%			LIFE		**	5	\$300	

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2025		\$2,500	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 400 Amps Main Disconnect Switch*

## Transformers

Dry Type	100%			2023		\$15,400	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- 112.5 Kva*

## Raceway

Conduit	5%			2035		**	1		
Conduit	95%			2025		\$12,900	1		

## Panelboards

Fused Disc Sw	5%			2024		\$1,500	5		
Molded Case Bkrs	95%			2024		\$27,700	5	\$300	

## Wiring

Thermoplastic	90%			2025		\$15,300	1		
Thermoplastic	10%			2035		**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2023	\$36,500	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2030	* *	10	\$11,100	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Incandescent	2%			2020	\$13,500	2		
Egress Lighting								
Emergency, Service	60%			2030	* *	1		
Exit, Service	40%			2025	\$1,600	1		
Exterior Lighting								
HID	100%			2020	\$45,500	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$1,400	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Campus Steam	100%			2045	* *	1		
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$4,000	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	90%			2020	\$50,100	2	\$700	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
Exhaust Fans								
Interior	80%			2020	\$10,700	2	\$300	
Roof	20%			2020	\$1,900	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2023	\$36,000	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : HELP SEC - MAIN BLDG.  
**Address** : 111 SUNKEN GARDEN LOOP WARDS ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0089.000 / 14720 **Yr Built/Renovated** : 1955 / 1985  
**Area Sq Ft** : 68,087 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 25-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1819 **Lot** : 10 **BIN** : 1088087

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$121,600	\$160,200
Interior Architecture		\$107,800	\$47,200
Electrical		\$307,300	\$533,300
Mechanical		\$104,500	\$915,400
<b>Total</b>		<b>\$641,200</b>	<b>\$1,656,200</b>
Importance Code	A	\$121,600	\$160,200
Importance Code	B	\$519,600	\$1,448,800
Importance Code	C		\$47,200
<b>Total</b>		<b>\$641,200</b>	<b>\$1,656,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$17,600			\$10,800
Electrical	\$5,500	\$11,700	\$6,400	\$22,900
Mechanical	\$13,300	\$7,200	\$14,200	\$48,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,400</b>	<b>\$22,900</b>	<b>\$24,500</b>	<b>\$86,400</b>
Importance Code	A			\$100
Importance Code	B	\$40,400	\$22,900	\$86,200
<b>Total</b>	<b>\$40,400</b>	<b>\$22,900</b>	<b>\$24,500</b>	<b>\$86,400</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**  
**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

## Exterior

## Exterior Walls

Concrete Masonry Unit	40%			LIFE	* *	5	\$19,600
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Year Built 1955, Last Renovated 1985*

Metal/Glass Curt Wall	20%			LIFE	* *	5	\$29,300
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Pre-Cast Concrete	40%			LIFE	* *	5	\$101,700
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## Windows

Aluminum	95%			2041	* *	5	\$16,800
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Metal Louvers	5%			2034	* *	10	\$5,500
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## Parapets

Cast in Place Concrete	100%			LIFE	* *	5	\$58,600
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## Roof

Single Ply Membrane	100%			2030	* *	10	\$121,600
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## Interior

## Floors

Cast in Place Concrete	8%	0-2	\$4,100	LIFE	* *	5	\$17,800
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

Ceramic Tile	7%	0-2	\$13,500	2034	* *	5	\$3,600
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Vinyl Tile	85%	0-2	\$36,000	2030	* *	3	\$32,500
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*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

## Interior Walls

Cast in Place Concrete	10%			LIFE	* *		
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Concrete Masonry Unit	90%			LIFE	* *	5	\$47,200
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## Ceilings

AcousTileSusp.Lay-In	30%	0-2	\$71,900	2030	* *	5	\$15,200
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*Cracking/Crumbling, Extent : Severe, Area Affected : 40%**Location : Throughout*

Exposed Concrete	70%			LIFE	* *	5	\$11,100
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2025	\$20,300	5	\$300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 1200 Amps Main Disconnect Switch*

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2023	\$15,400	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- 100 Kva & 1- 75 Kva 480hv-208/120lv							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2025	\$119,300	5	\$300	
	Raceway								
	Conduit	95%			2025	\$91,900	1		
	Conduit	5%			2035	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2024	\$6,600	5	\$200	
	Molded Case Bkrs	90%			2024	\$59,100	5	\$1,600	
	Wiring								
	Thermoplastic	90%			2025	\$135,200	1		
	Thermoplastic	10%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2023	\$127,900	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2030	* *	1	\$21,000	
	Generators								
	Diesel	100%			2028	* *	1	\$26,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 1- 40 Kw							
	Batteries								
	Lead/Acid	100%			2018	\$1,500	5	\$2,500	
	Fuel Storage								
	Day Tank	50%			2033	* *	5	\$6,300	
	Main Tank	50%			2040	* *	5	\$1,000	
Lighting									

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

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

*\*\* 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</b>

**Lighting**

## Interior Lighting

Fluorescent	50%	2030	* *	10	\$31,200
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*T-12 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	10%	2035	* *	10	\$6,200
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	10%	2030	* *	10	\$6,200
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Hallway & Cafeteria*

Fluorescent	30%	2030	* *	10	\$18,700
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Egress Lighting

Emergency, Service	50%	2020	\$16,400	1	
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Emergency, Service	10%	2030	* *	1	
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Exit, Service	35%	2030	* *	1	
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Exit, Service	5%	2025	\$1,100	1	
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## Exterior Lighting

HID	100%	2020	\$251,100	10	\$200
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**Alarm**

## Security System

No Component	70%				
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Generic	30%	2030	* *	1	\$7,600
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## Fire/Smoke Detection

Generic, Digital	100%	2030	* *		
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<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</b>

**Heating**

## Energy Source

Campus Steam	100%	2045	* *	1	
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## Terminal Devices

Convactor/Radiator	95%	2023	\$596,700	1	\$20,900
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Fan Coil Unit/Heat	5%	2020	\$49,800	1	\$1,100
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**Air Conditioning**

## Energy Source

Electricity	100%	2033	* *	1	
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## Conversion Equipment

Split Unit	20%	2025	\$61,400		
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Window/Wall Unit	40%	2020	\$54,700	1	
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*Other Observation, Extent : Severe, Area Affected : 40%**Location : 2nd Floor**Explanation : Ext. Pkg Unit Cooling Not In Service*

No Component	40%				
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,000	
	Exhaust Fans								
	Interior	80%			2025	\$58,800	2	\$1,700	
	Roof	20%			2025	\$10,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2023	\$198,600	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2020	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	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	
	Chemical System								
	Generic	100%			2020	\$25,500	1-3	\$55,000	

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : HELP SEC - STORAGE BLDG.  
**Address** : 133 SUNKEN GARDEN LOOP WARDS ISLAND  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0094.000 / 14739 **Yr Built/Renovated** :  
**Area Sq Ft** : 2,034 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 25-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1819 **Lot** : 10 **BIN** : 1088092

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Electrical				\$7,500
<b>Total</b>				<b>\$7,500</b>
Importance Code A				
Importance Code B				\$7,500
<b>Total</b>				<b>\$7,500</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 - 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

**Exterior**

Exterior Walls									
Masonry: Brick	100%			LIFE		* *	5	\$6,200	
Windows									
Aluminum	100%			2041		* *	5		
Roof									
Not Accessible	100%								

**Interior**

Floors									
Not Accessible	100%								
Interior Walls									
Not Accessible	100%								
Ceilings									
Not Accessible	100%								

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

**Under 600 Volts**

Service Equipment									
Not Accessible	100%								
Transformers									
Not Accessible	100%								
Switchgear / Switchboard									
Not Accessible	100%								
Raceway									
Not Accessible	100%								
Panelboards									
Not Accessible	100%								
Wiring									
Not Accessible	100%								
Motor Controllers									
Not Accessible	100%								

**Lighting**

Interior Lighting									
Not Accessible	100%								
Egress Lighting									
Not Accessible	100%								
Exterior Lighting									
HID	100%			2020		\$7,500	10		

**Alarm**

Security System									
Not Accessible	100%								
Fire/Smoke Detection									
Not Accessible	100%								

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

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

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

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

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

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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
Vertical Transport									
	Elevators								
	Not Accessible	100%							
	Escalators								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$125,300	\$85,000
Interior Architecture	\$153,100	\$53,400
Electrical	\$72,700	\$1,594,200
Mechanical	\$103,100	\$289,700
<b>Total</b>	<b>\$454,200</b>	<b>\$2,022,300</b>
Importance Code A	\$125,300	\$103,100
Importance Code B	\$269,000	\$1,919,200
Importance Code C	\$60,000	
<b>Total</b>	<b>\$454,200</b>	<b>\$2,022,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$50,500	\$29,900	\$16,200	
Interior Architecture	\$2,700		\$12,200	
Electrical	\$26,400	\$14,300	\$12,400	\$14,100
Mechanical	\$44,100	\$15,100	\$23,800	\$15,900
<b>Total</b>	<b>\$123,600</b>	<b>\$59,300</b>	<b>\$64,600</b>	<b>\$30,000</b>
Importance Code A	\$58,500	\$38,100	\$24,300	\$8,100
Importance Code B	\$62,400	\$21,100	\$40,300	\$21,900
Importance Code C	\$2,700			
<b>Total</b>	<b>\$123,600</b>	<b>\$59,300</b>	<b>\$64,600</b>	<b>\$30,000</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$125,300	LIFE	* *	5	\$85,000	
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Around Windows On 2nd Floor Along Williams Avenue							
Masonry: Limestone	5%			LIFE	* *	5	\$3,400	
Windows								
Aluminum	90%			2039	* *	5	\$32,400	
Metal Louvers	10%	Now	\$21,000	2032	* *			
	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	
Masonry: Brick	75%	4+	\$18,600	LIFE	* *	5	\$3,300	
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : Interior Face Along William Street							
Metal Panel	5%			2043	* *	5	\$900	
Metal: Cage/Fence	5%	Now	\$900	2028	* *	5	\$700	
	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	
Roof								
Asphalt Macadam	10%	Now	\$1,600	2023	\$16,400	5	\$1,600	
	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	\$8,400	2028	* *			
	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	
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Main Roof, 2011							

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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**

<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</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$26,700	
Ceramic Tile	5%			2036	**	5	\$6,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Marble Panels	5%			LIFE	**	5	\$4,600	
Vinyl Tile	80%			2028	**	3	\$36,600	
<b>Interior Walls</b>								
Ceramic Tile	5%			2032	**	5	\$5,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,400	
Gypsum Board	10%			LIFE	**	5	\$6,600	
Masonry: Brick	5%			LIFE	**			
Plaster	70%	Now	\$60,000	LIFE	**	5	\$23,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase D, Recreation Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2036	**	5	\$12,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%	Now	\$38,400	LIFE	**	5	\$1,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$15,300	
Plaster	70%	0-2	\$54,800	LIFE	**	5	\$53,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

<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</b>

Under 600 Volts

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

**Asset # : 1973**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2023	\$18,100	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2000 Amps Main Disconnect Switch							
	Fused Disc Sw	50%			2033	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amps Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	25%			2043	* *	5	\$100	
	Fused Disc Sw	50%			2023	\$59,700	5	\$200	
	Molded Case Bkrs	25%			2043	* *	5	\$600	
Raceway									
	Conduit	25%			2043	* *	1		
	Conduit	70%			2023	\$67,700	1		
	Conduit	5%			2049	* *	1		
Panelboards									
	Fused Disc Sw	10%			2031	* *	5	\$200	
	Fused Toggle Switch	10%	2-4	\$8,800	2048	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Molded Case Bkrs	30%			2031	* *	5	\$700	
	Molded Case Bkrs	45%			2022	\$39,400	5	\$1,000	
	Molded Case Bkrs	5%			2045	* *	5	\$100	
Wiring									
	Braided Cloth	25%	2-4	\$37,500	2048	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2033	* *	1		
	Thermoplastic	5%			2049	* *	1		
	Thermoplastic	20%			2023	\$30,000	1		
Motor Controllers									
	Locally Mounted	70%			2021	\$66,300	5	\$400	
	Locally Mounted	30%			2028	* *	5	\$200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	* *	1	\$26,500	
Generators									
	Diesel	100%			2026	\$86,100	1	\$33,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 188 Kva							

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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</b>
Stand-by Power								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$3,200	
Fuel Storage								
Main Tank	100%			2038	* *	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	7%			2028	* *	10	\$5,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	40%			2028	* *	10	\$29,900	
<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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$19,100	10	\$100	
Egress Lighting								
Emergency, Service	30%			2031	* *	1		
Emergency, Battery	20%			2023	\$21,500	10	\$3,900	
Exit, Service	30%			2023	\$8,000	1		
Exit, Service	20%			2031	* *	1		
Exterior Lighting								
HID	100%			2023	\$317,800	10	\$300	
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	* *	1	\$16,100	
Fire/Smoke Detection								
Generic	100%			2023	\$871,600	1-3	\$54,700	

<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</b>
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		

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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
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$80,800	
		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	
Terminal Devices									
	Air Handler	45%			2023	\$193,300	1	\$22,700	
	Convactor/Radiator	50%	Now	\$37,600	2028	* *	1	\$11,900	
		Broken, Extent : Light, Area Affected : 10%							
		Location : Traps And Thermostats							
	Fan Coil Unit/Heat	5%			2023	\$59,600	1	\$1,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Cooling	10%			2023	\$36,800	2	\$500	
	Window/Wall Unit	40%			2018	\$65,500	1		
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Third Floor							
		Explanation : Third Floor Units Maintained By Others							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,500	
Exhaust Fans									
	Interior	100%	Now	\$26,400	2028	* *	2	\$2,000	
		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		
Water Heater									
	Gas Fired	100%			2021	\$18,500	2	\$1,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		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	\$1,600	

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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
Plumbing								
Backflow Preventer								
No Component	50%							
Generic	50%			2028	* *	1	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$22,800	
Fire Pump								
Generic	100%			2032	* *	1	\$15,200	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$572,600	\$163,000
Interior Architecture		\$119,200	\$129,100
Electrical		\$55,000	\$39,500
Mechanical			\$196,100
<b>Total</b>		<b>\$746,700</b>	<b>\$527,700</b>
Importance Code A		\$572,600	\$163,000
Importance Code B		\$174,100	\$319,700
Importance Code C			\$45,000
<b>Total</b>		<b>\$746,700</b>	<b>\$527,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$1,600	
Interior Architecture	\$36,200			\$67,100
Electrical	\$12,900	\$2,800	\$3,300	\$4,200
Mechanical	\$14,300	\$9,300	\$35,400	\$11,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$67,400</b>	<b>\$16,100</b>	<b>\$44,300</b>	<b>\$86,900</b>
Importance Code A	\$3,000	\$3,000	\$4,700	\$3,000
Importance Code B	\$64,400	\$13,100	\$39,600	\$83,900
Importance Code C				
<b>Total</b>	<b>\$67,400</b>	<b>\$16,100</b>	<b>\$44,300</b>	<b>\$86,900</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**  
**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
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	\$1,000	
Masonry: Brick	98%	0-2	\$445,500	LIFE	* *	5	\$75,600	
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	\$84,700	2040	* *	5	\$2,600	
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	
Metal Panel	10%			2034	* *	5	\$3,100	
Metal Rail	50%			2041	* *	5-10	\$73,300	
Recent Replace Evident, Extent : Light, Area Affected : 75%								
Location : Main Roof								
No Component	20%							
Roof								
Metal Panel	35%			2037	* *	10	\$42,300	
Modified Bitumen	65%			2034	* *	10	\$42,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Main Roof, 2012								
Interior								
Floors								
Carpet	5%			2020	\$55,900	3	\$9,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$9,800	
Ceramic Tile	10%	Now	\$34,000	2033	* *	5	\$4,500	
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	\$119,200	2029	* *	3	\$26,900	
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : At Entrance/exits								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,700	
Glass: Single Pane	2%			LIFE	* *	5	\$1,600	
Gypsum Board	70%			LIFE	* *	5	\$45,000	
Masonry: Brick	3%			LIFE	* *			

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

## Interior

## Ceilings

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

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

## Under 600 Volts

## Service Equipment

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

Conduit	100%			2044		**	1		
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## Panelboards

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

## Wiring

Thermoplastic	100%			2044		**	1		
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## Motor Controllers

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

## Grounding Devices

Generic	100%	2-4	\$9,300	LIFE		**	5	\$900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Water Main*

*Explanation : Corroded*

## Lighting

## Interior Lighting

Fluorescent	100%			2029		**	10	\$55,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

## Egress Lighting

Emergency, Battery	50%			2024		\$39,500	10	\$7,200	
Exit, Service	50%			2024		\$9,800	1		

## Exterior Lighting

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

## Security System

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

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

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



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

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)		

**Alarm**

Fire/Smoke Detection

No Component

50%

Generic

50%

2029

\* \*

1-3

\$19,400

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)		

**Heating**

Energy Source

Natural Gas

100%

2044

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$29,600

*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

\$3,000

Terminal Devices

Air Handler

20%

2024

\$63,100

1

\$7,400

Convactor/Radiator

80%

2029

\* \*

1

\$15,500

**Air Conditioning**

Energy Source

Electricity

100%

2040

\* \*

1

Conversion Equipment

Ext Pkg Unit - Cooling

20%

2024

\$54,000

2

\$700

Split Unit

15%

0-2

\$4,100

2024

\$40,500

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Children Day Care Center, 4 Of 4 Defective Fan Coils*

Window/Wall Unit

20%

2019

\$24,100

1

No Component

45%

Heat Rejection

Remote Air Cond

20%

2024

\$38,500

2

\$8,400

No Component

80%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$33,400

Exhaust Fans

Roof

100%

2029

\* \*

2

\$1,800

*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

\$3,500

2044

\* \*

1

*Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%**Location : Basement, Defective Controls On Booster Pumping System*

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**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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$10,800	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-3							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2034	* *	1-2	\$16,800	
		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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : JAMAICA ASSESSMENT CENTER  
**Address** : 175-10 88TH AVENUE  
**Borough** : QUEENS **Agency's Number** : CQR1  
**Program / Asset #** : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007  
**Area Sq Ft** : 30,690 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 05-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,p  
**Block** : 9833 **Lot** : 4 **BIN** : 4448804

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$57,400	\$39,700
Electrical		\$1,551,200
Mechanical		\$554,100
<b>Total</b>	<b>\$57,400</b>	<b>\$2,145,000</b>
Importance Code A	\$57,400	\$39,700
Importance Code B		\$2,105,300
<b>Total</b>	<b>\$57,400</b>	<b>\$2,145,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$52,300		\$2,800	
Interior Architecture	\$71,300		\$9,400	\$1,100
Electrical	\$26,600	\$300	\$500	\$700
Mechanical	\$13,600	\$8,400	\$5,300	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$167,800</b>	<b>\$12,700</b>	<b>\$22,000</b>	<b>\$10,600</b>
Importance Code A	\$55,300	\$3,000	\$5,800	\$3,000
Importance Code B	\$88,700	\$9,700	\$12,100	\$7,600
Importance Code C	\$23,700		\$4,000	
<b>Total</b>	<b>\$167,800</b>	<b>\$12,700</b>	<b>\$22,000</b>	<b>\$10,600</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	**	5	\$29,800	
Masonry: Brick	60%	Now	\$14,600	LIFE	**	5	\$24,800	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%								
Location : Bulkhead								
Pre-Cast Concrete	2%			LIFE	**	5	\$5,400	
Stucco Cement	2%			2039	**	5	\$2,100	
Windows								
Aluminum	100%			2042	**	5	\$2,800	
Parapets								
Masonry: Brick	45%	Now	\$8,300	LIFE	**	5	\$1,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Throughout Stucco On Brick Inner Face								
Masonry: Brick	40%			LIFE	**	5-10	\$8,900	
Masonry: Limestone	5%			LIFE	**	5-10	\$2,000	
Metal Rail	5%			2039	**	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,100	
Roof								
Modified Bitumen	95%			2031	**	10	\$25,200	
Skylight, Metal/Glass	5%	Now	\$57,400	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Stairs Steps								
Ceramic Tile	5%			2035	**	5	\$2,300	
Quarry Tile	20%			2031	**	5	\$13,500	
Terrazzo	38%	Now	\$15,600	LIFE	**	5	\$13,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Steps								
Vinyl Tile	35%			2031	**	3	\$5,900	
Interior Walls								
Ceramic Tile	15%			2029	**	5	\$8,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$4,300	
Gypsum Board	15%			LIFE	**	5-10	\$13,800	
Plaster	60%	Now	\$12,700	LIFE	**	5	\$9,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Cafeteria And Rooms								
Ceilings								
AcousTileSusp.Lay-In	15%			2039	**	5	\$6,800	
Gypsum Board	10%			LIFE	**	5-10	\$15,500	
Plaster	75%	Now	\$21,700	LIFE	**	5	\$21,200	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout 4th Floor								

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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**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$71,600	5	\$100	
Raceway								
Conduit	90%			2026	\$31,000	1		
Conduit	10%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$2,200	5		
Molded Case Bkrs	85%			2025	\$37,200	5	\$700	
Molded Case Bkrs	10%			2034	* *	5	\$100	
Wiring								
Thermoplastic	90%			2026	\$45,200	1		
Thermoplastic	10%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$73,100	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	15%			2021	\$248,300	10	\$4,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T12 Lamps								
Fluorescent	65%			2021	\$1,075,800	10	\$18,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Apartment Unit								
Fluorescent	20%			2034	* *	10	\$5,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2021	\$19,900	10	\$3,600	
Exit, Service	50%			2021	\$4,900	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$3,400	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	* *			

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

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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
Plumbing								
HW Heat Exchanger								
Low Temp	100%			2046	* *	4	\$4,500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : B-4						
		Explanation : 1 Unit						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$15,200	
Sprinkler								
No Component	95%							
Generic	5%			2036	* *	1-2	\$400	

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : JAMAICA ASSESSMENT CENTER / ANNEX  
**Address** : 175-10 88TH AVENUE  
**Borough** : QUEENS **Agency's Number** : CQR1  
**Program / Asset #** : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009  
**Area Sq Ft** : 9,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 05-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$267,000
Mechanical		\$141,900
<b>Total</b>		<b>\$408,800</b>
Importance Code B		\$408,800
<b>Total</b>		<b>\$408,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$14,300			
Interior Architecture	\$29,900		\$700	\$1,200
Electrical	\$5,500	\$100	\$100	\$200
Mechanical	\$10,200	\$6,800	\$5,300	\$9,600
<b>Total</b>	<b>\$59,900</b>	<b>\$6,900</b>	<b>\$6,200</b>	<b>\$11,000</b>
Importance Code A	\$15,100	\$900	\$900	\$900
Importance Code B	\$35,800	\$6,100	\$5,300	\$9,000
Importance Code C	\$8,900			\$1,200
<b>Total</b>	<b>\$59,900</b>	<b>\$6,900</b>	<b>\$6,200</b>	<b>\$11,000</b>



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

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**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</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$6,100	
Masonry: Brick	48%			LIFE	**	5	\$11,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,600	
Stucco Cement	25%			2031	**	5	\$7,600	
Windows								
Aluminum	100%			2042	**	5	\$800	
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$2,300	
Masonry: Brick	35%			LIFE	**	5-10	\$2,300	
Pre-Cast Concrete	3%			LIFE	**	5	\$400	
Pre-Cast Concrete	2%			LIFE	**	5	\$200	
Wood Cornice	25%			2036	**	5-10	\$3,200	
Roof								
Asphalt Shingle	70%			2035	**	10	\$900	
Modified Bitumen	30%			2031	**	10	\$2,300	
<b>Interior</b>								
Floors								
Quarry Tile	35%			2031	**	5	\$6,900	
Terrazzo	35%			LIFE	**	5	\$7,200	
Vinyl Tile	28%			2031	**	3	\$1,400	
Wood	2%			2054	**	5	\$500	
Interior Walls								
Ceramic Tile	15%			2035	**	5	\$2,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,300	
Gypsum Board	20%			LIFE	**	5-10	\$5,400	
Plaster	55%			LIFE	**	5-10	\$7,400	
Ceilings								
Gypsum Board	20%			LIFE	**	5-10	\$9,100	
Plaster	80%			LIFE	**	5-10	\$18,200	

<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</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$23,900	5	\$200	
Raceway								
Conduit	100%			2026	\$8,300	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2025	\$700	5		
	Molded Case Bkrs	95%			2025	\$18,000	5	\$200	
Wiring									
	Thermoplastic	100%			2026	\$10,400	1		
Motor Controllers									
	Locally Mounted	100%			2024	\$18,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	15%			2021	\$72,800	10	\$1,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Using T12 Lamps								
	Fluorescent	40%			2021	\$194,200	10	\$3,200	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Apartment Unit								
	Fluorescent	25%			2034	* *	10	\$2,000	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
	Location : Apartment Unit								
	Fluorescent	20%			2034	* *	10	\$1,600	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	40%			2021	\$4,700	10	\$900	
	Emergency, Battery	10%			2034	* *	10	\$200	
	Exit, Service	35%			2021	\$1,000	1		
	Exit, Service	15%			2034	* *	1		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2031	* *	1	\$1,000	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2031	* *			

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

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Estimates are rounded to the nearest hundred dollars.

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

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**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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Around The Perimeter Of The Building						
			Explanation : Aluminium Scupper And Leaders Observed						
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$4,500	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$100	
	Chemical System								
	Generic	100%			2021	\$25,500	1-3	\$55,000	

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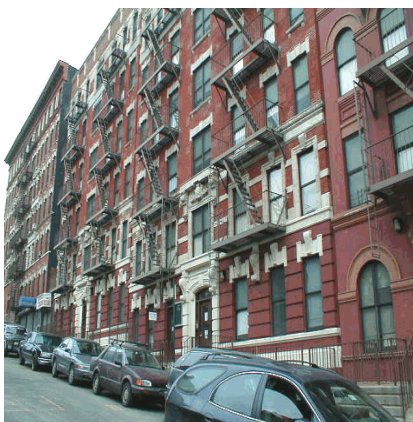
Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : JENNIE A. CLARKE RESIDENCE / (5 BUILDINGS)  
**Address** : 179-191 E 100TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992  
**Area Sq Ft** : 85,476 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 20-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$374,900	\$218,000
Interior Architecture		\$805,400	\$261,100
Electrical			\$4,864,900
Mechanical		\$78,800	\$187,800
<b>Total</b>		<b>\$1,259,100</b>	<b>\$5,531,800</b>
Importance Code A		\$374,900	\$405,800
Importance Code B		\$709,600	\$5,053,300
Importance Code C		\$174,700	\$72,700
<b>Total</b>		<b>\$1,259,100</b>	<b>\$5,531,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$14,300		\$31,600
Interior Architecture	\$5,900			\$3,700
Electrical	\$200	\$100	\$200	\$500
Mechanical	\$14,400	\$7,600	\$13,400	\$44,200
<b>Total</b>	<b>\$20,600</b>	<b>\$22,000</b>	<b>\$13,700</b>	<b>\$80,000</b>
Importance Code A	\$4,200	\$18,500	\$4,200	\$36,000
Importance Code B	\$16,400	\$3,600	\$9,400	\$44,000
Importance Code C				
<b>Total</b>	<b>\$20,600</b>	<b>\$22,000</b>	<b>\$13,700</b>	<b>\$80,000</b>



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

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

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

**Asset # : 3010**

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

**Interior**

**Ceilings**

Gypsum Board

95% Now \$109,800 LIFE \* \* 5 \$139,000

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

*Location : Throughout*

*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Throughout*

Plaster

5% LIFE \* \* 5 \$3,700

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw

100% 2045 \* \* 5 \$400

*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

**Raceway**

Conduit

100% 2045 \* \* 1

**Panelboards**

Fused Disc Sw

10% 2041 \* \* 5 \$200

Molded Case Bkrs

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

**Wiring**

Thermoplastic

100% 2045 \* \* 1

**Motor Controllers**

Locally Mounted

50% 2030 \* \* 5 \$300

Locally Mounted

50% 2023 \$82,200 5 \$300

**Ground**

**Grounding Devices**

Generic

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

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

*Location : Water Main*

*Explanation : Covered With Insulation*

**Lighting**

**Interior Lighting**

Fluorescent

40% 2025 \$1,876,700 10 \$31,400

*Other Observation, Extent : Moderate, Area Affected : 90%*

*Location : Throughout*

*Explanation : Lamp T-12*

Incandescent

60% 2025 \$2,815,100 2 \$1,100

**Egress Lighting**

Exit, Service

50% 2025 \$13,900 1

Exit, Battery

50% 2025 \$47,700 10 \$2,900

**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</b>

**Alarm**

Fire/Smoke Detection

No Component 95%

Generic, Analog 5% 2025 \$43,200

<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</b>

**Heating**

Energy Source

Natural Gas 100% 2035 \* \* 1

Conversion Equipment

Hot Water Boiler 100% 2023 \$187,800 1 \$42,300

*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

Terminal Devices

Convactor/Radiator 100% Now \$78,800 2030 \* \* 1 \$24,800

*Damaged, Extent : Moderate, Area Affected : 20%*

*Location : Throughout*

**Air Conditioning**

Energy Source

Electricity 100% 2033 \* \* 1

Conversion Equipment

Window/Wall Unit 10% 2020 \$17,200 1

No Component 90%

**Ventilation**

Distribution

Ductwork/Diffusers 20% LIFE \* \* 2-5 \$9,500

No Component 80%

Exhaust Fans

Roof 20% 0-2 \$700 2025 \$13,300 2 \$400

*Broken, Extent : Light, Area Affected : 10%*

*Location : Throughout*

No Component 80%

**Plumbing**

H/C Water Piping

Brass/Copper 20% 2035 \* \* 1

Galv Iron/Steel 80% 2030 \* \* 1

Water Heater

Gas Fired 100% 2020 \$19,400 2 \$1,200

*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.  
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**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
Plumbing									
	HW Heat Exchanger								
	Low Temp	100%			2035	* *	4	\$8,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,800	LIFE	* *	1		
			Blockage /Clogged, Extent : Light, Area Affected : 10%						
			Location : Throughout						
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2035	* *	1-2	\$6,000	

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture	\$322,200	
Electrical		\$1,610,600
Mechanical		\$252,000
<b>Total</b>	<b>\$322,200</b>	<b>\$1,862,600</b>
Importance Code B	\$322,200	\$1,862,600
<b>Total</b>	<b>\$322,200</b>	<b>\$1,862,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$12,100			\$19,900
Interior Architecture			\$3,400	\$10,600
Electrical	\$11,200	\$4,100	\$1,900	\$3,900
Mechanical	\$4,500	\$3,000	\$5,700	\$10,700
<b>Total</b>	<b>\$27,800</b>	<b>\$7,100</b>	<b>\$11,000</b>	<b>\$45,100</b>
Importance Code A	\$13,300	\$1,200	\$1,200	\$21,100
Importance Code B	\$14,500	\$6,000	\$7,600	\$23,900
Importance Code C			\$2,200	
<b>Total</b>	<b>\$27,800</b>	<b>\$7,100</b>	<b>\$11,000</b>	<b>\$45,100</b>



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

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)		
Exterior									
Exterior Walls									
	Cast Iron	3%			LIFE	**			
	Masonry: Brick	57%			LIFE	**	5	\$33,000	
	Masonry: Brick Cavity	10%			LIFE	**	5	\$5,800	
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : New Laundry Room								
	Masonry: Limestone	5%			LIFE	**	5	\$2,200	
	Metal Panel	5%			2035	**	5-10	\$19,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : West Facade								
	Explanation : Metal Cornice								
	Stucco Cement	20%			2030	**	5	\$29,000	
Windows									
	Aluminum	100%			2047	**	5	\$4,200	
Parapets									
	Masonry: Brick Cavity	70%			LIFE	**	5	\$4,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Metal Rail	25%			2042	**	5-10	\$25,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	
Roof									
	Modified Bitumen	98%			2033	**	10	\$14,300	
	Skylight, Metal/Glass	2%			2051	**	10	\$1,000	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,000	
	Ceramic Tile	5%			2034	**	5	\$2,300	
	Vinyl Tile	85%	2-4	\$322,200	2035	**	3	\$14,600	
	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	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,800	
	Glass: Single Pane	2%			LIFE	**	5	\$1,300	
	Gypsum Board	35%			LIFE	**	5	\$18,700	
	Masonry: Brick	15%			LIFE	**			
	Plaster	38%			LIFE	**	5	\$10,100	
Ceilings									
	AcousTileSusp.Lay-In	25%			2030	**	5	\$11,400	
	Gypsum Board	10%			LIFE	**	5	\$5,700	
	Metal Panel	50%			LIFE	**	5	\$28,500	
	Plaster	15%			LIFE	**	5	\$4,300	

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

<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</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	* *	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	* *	5	\$100	
Raceway								
Conduit	80%			2035	* *	1		
Conduit	20%			2025	\$6,900	1		
Panelboards								
Fused Disc Sw	5%			2033	* *	5		
Molded Case Bkrs	95%			2033	* *	5	\$600	
Wiring								
Thermoplastic	80%			2035	* *	1		
Thermoplastic	20%			2025	\$10,100	1		
Motor Controllers								
Locally Mounted	100%			2030	* *	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2030	* *	1	\$7,200	
Generators								
Diesel	100%			2028	* *	1	\$9,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$900	
Fuel Storage								
Main Tank	100%			2040	* *	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2025	\$1,278,900	10	\$21,400	
<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**

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)		

**Lighting**

Egress Lighting									
Emergency, Battery	50%			2025	\$15,300	10		\$2,800	
Exit, Service	30%			2025	\$2,300	1			
Exit, Service	20%			2020	\$1,500	1			
Exterior Lighting									
HID	100%			2025	\$85,900	10		\$100	

**Alarm**

Security System									
No Component	70%								
Generic	30%			2025	\$20,700	1		\$2,600	
<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	\$235,700				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Manual Pull Station, Strobe Lights, Alarm Bells,Horns And Smoke Detectors</i>									

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

**Heating**

Energy Source									
Natural Gas	100%			2035	**	1			
Conversion Equipment									
Hot Water Boiler	100%			2038	**	1		\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 3 Units</i>									

Distribution									
Hot Wtr Piping/Pump	100%			2033	**	4		\$1,700	
Terminal Devices									
Convactor/Radiator	90%			2023	\$193,400	1		\$6,800	
Fan Coil Unit/Heat	10%			2030	**	1		\$800	

**Air Conditioning**

Energy Source									
Electricity	100%			2033	**	1			

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2023	\$58,600	2	\$300	
Reciprocating Compr/Chiller	10%			2025	\$7,700	1	\$1,100	
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		
No Component	65%							
Terminal Devices								
Fan Coil - Cooling	10%			2025	\$6,100	1	\$800	
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2025	\$4,800	2	\$1,600	
Other Observation, Extent : Light, Area Affected : 30%								
Location : 2nd Floor Roof								
Explanation : 1 Exterior Unit								
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
Exhaust Fans								
Interior	90%			2025	\$22,600	2	\$600	
Roof	10%			2025	\$1,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2035	* *	1		
Galv Iron/Steel	70%			2030	* *	1		
Water Heater								
Gas Fired	100%			2020	\$5,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2035	* *	1-2	\$6,500	
Fire Pump								
Generic	100%			2034	* *	1	\$4,400	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,542,900	\$263,300
Interior Architecture	\$673,300	\$1,459,000
Electrical		\$8,184,500
Mechanical	\$41,800	\$3,769,700
<b>Total</b>	<b>\$2,258,000</b>	<b>\$13,676,600</b>
Importance Code A	\$1,542,900	\$263,300
Importance Code B	\$619,400	\$12,875,900
Importance Code C	\$95,700	\$537,300
<b>Total</b>	<b>\$2,258,000</b>	<b>\$13,676,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$7,100	\$35,300		\$7,800
Interior Architecture	\$45,000	\$42,800		\$13,100
Electrical	\$23,200	\$22,100	\$21,800	\$19,100
Mechanical	\$32,600	\$47,800	\$26,700	\$21,700
<b>Total</b>	<b>\$108,000</b>	<b>\$148,000</b>	<b>\$48,500</b>	<b>\$61,900</b>
Importance Code A	\$20,300	\$48,700	\$13,100	\$21,000
Importance Code B	\$73,800	\$99,300	\$35,400	\$40,900
Importance Code C	\$13,900			
<b>Total</b>	<b>\$108,000</b>	<b>\$148,000</b>	<b>\$48,500</b>	<b>\$61,900</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	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$113,600		
Masonry: Brick	78%			LIFE	* *	5	\$113,400		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Courtyard									
Masonry: Granite	2%			LIFE	* *	5	\$2,200		
Masonry: Limestone	5%	Now	\$77,600	LIFE	* *	5	\$5,500		
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		
Windows									
Aluminum	55%	Now	\$1,316,800	2048	* *	5	\$16,100		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Aluminum	40%			2048	* *	5	\$23,400		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Courtyard									
Metal Clad	5%	Now	\$148,500	2048	* *	5	\$9,100		
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		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Coping									
Masonry: Brick	50%			LIFE	* *	5	\$3,600		
Masonry: Brick	30%			LIFE	* *	5	\$2,100		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Courtyard									
Metal Rail	10%			2040	* *	5-10	\$12,900		

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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
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$7,100	2028	* *			
	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	
Modified Bitumen	40%			2031	* *	10	\$31,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Courtyard							
Slate	15%			LIFE	* *			
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$40,300	LIFE	* *	5	\$43,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Boiler Room							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Boiler Room							
Ceramic Tile	10%			2026	\$375,400	5	\$19,800	
Mosaic Tile	2%	Now	\$69,500	2036	* *	5	\$5,000	
	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	
Vinyl Tile	30%	Now	\$148,200	2028	* *	3	\$22,300	
	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	\$378,900	3	\$22,800	
Wood	15%			2038	* *	5	\$55,800	
Wood	5%	Now	\$319,500	2063	* *	5	\$9,300	
	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

## Interior

## Interior Walls

## Ceramic Tile

10% Now \$95,700 2026 \$478,700 5 \$8,900

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

*Location : Stairs*

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

*Location : Stairs*

Gypsum Board 55% LIFE \*\* 5 \$58,600

Masonry: Brick 5% LIFE \*\*

Marble Panels 5% LIFE \*\*

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

Plaster 5% Now \$13,900 LIFE \*\* 5 \$2,700

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

*Location : Old Auditorium*

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

*Location : Old Auditorium*

## Ceilings

AcousTile,Adhered 10% 2028 \*\* 5 \$19,800

AcousTileSusp.Lay-In 5% 2028 \*\* 5 \$9,900

Exposed Concrete 5% LIFE \*\* 5 \$1,600

Gypsum Board 25% LIFE \*\* 5 \$62,000

Masonry:Vault Struct 5% LIFE \*\*

Plaster 45% LIFE \*\* 5 \$55,800

Plaster 5% Now \$25,400 LIFE \*\* 5 \$6,200

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

*Location : Old Auditorium*

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

*Location : Old Auditorium*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2033 \*\* 5 \$600

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 800 Amperes*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2033 \*\* 5 \$600

## Raceway

## Conduit

100% 2033 \*\* 1

## Panelboards

Fused Disc Sw 5% 2031 \*\* 5 \$200

Molded Case Bkrs 95% 2031 \*\* 5 \$3,500

## Wiring

## Thermoplastic

100% 2033 \*\* 1

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

<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</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2028	* *	5	\$800	
Locally Mounted	10%			2021	\$25,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$43,100	
Generators								
Diesel	100%			2026	\$172,300	1	\$54,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 120 Kw Kohler Genset</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$5,200	
Fuel Storage								
Main Tank	100%			2038	* *	5	\$3,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$7,274,800	10	\$121,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2023	\$21,600	1		
Exit, Battery	50%			2023	\$73,900	10	\$4,500	
Exterior Lighting								
HID	100%			2023	\$516,300	10	\$400	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	* *	1	\$15,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$86,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Strobe Lights</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$131,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 3 Boilers								
Distribution								
Steam Piping/Pump	100%			2023	\$903,700	4	\$6,500	
Terminal Devices								
Convactor/Radiator	95%			2021	\$1,161,400	1	\$40,700	
Unit Heater-Stm/HW	5%			2018	\$41,800	4	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2018	\$26,600	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,700	
No Component	95%							
Exhaust Fans								
Roof	5%			2028	* *	2	\$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	* *	1		
Galv Iron/Steel	50%	0-2	\$9,700	2021	\$193,300	1		
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Basement								
Water Heater								
Gas Fired	100%			2022	\$30,100	2	\$1,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2023	\$12,500	1	\$8,100	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2023	\$1,511,300	1-2	\$37,100	

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Electrical		\$81,900
Mechanical		\$167,400
<b>Total</b>		<b>\$249,400</b>
Importance Code B		\$249,400
<b>Total</b>		<b>\$249,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$22,600	\$19,400		\$700
Interior Architecture	\$1,100	\$5,100	\$2,500	
Electrical	\$2,000	\$18,900	\$2,300	\$1,800
Mechanical	\$3,400	\$2,900	\$5,300	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$33,000</b>	<b>\$50,200</b>	<b>\$14,100</b>	<b>\$9,400</b>
Importance Code A	\$24,300	\$21,300	\$1,700	\$2,500
Importance Code B	\$7,700	\$29,000	\$12,400	\$6,800
Importance Code C	\$1,100			
<b>Total</b>	<b>\$33,000</b>	<b>\$50,200</b>	<b>\$14,100</b>	<b>\$9,400</b>



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

<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</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$27,400	
	<i>Graffiti, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Along Riverdale Avenue</i>							
Masonry: Limestone	5%			LIFE	**	5	\$1,100	
Windows								
Aluminum	100%	0-2	\$19,100	2039	**	5	\$2,300	
	<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	90%	4+	\$3,400	LIFE	**	5	\$1,200	
	<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Interior Face</i>							
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal Rail	5%			2040	**	5-10	\$1,200	
Roof								
Modified Bitumen	98%			2028	**	10	\$19,400	
	<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Skylight, Plastic	2%			2028	**	1		
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
Ceramic Tile	5%			2026	\$25,700	5	\$1,400	
Quarry Tile	5%			2028	**	5	\$2,000	
Terrazzo	5%			LIFE	**	5	\$1,100	
Vinyl Tile	75%			2028	**	3	\$7,600	
	<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridor(s)</i>							
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Masonry: Brick	10%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$9,700	
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$8,100	
Embossed Metal	5%			LIFE	**	5	\$600	
Gypsum Board	15%			LIFE	**	5	\$5,100	
Plaster	50%			LIFE	**	5	\$8,500	
<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</b>
<b>Under 600 Volts</b>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2033	* *	5	\$100	
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	
Raceway									
	Conduit	90%			2023	\$31,000	1		
	Conduit	10%			2043	* *	1		
Panelboards									
	Fused Disc Sw	15%			2031	* *	5	\$100	
	Molded Case Bkrs	25%			2031	* *	5	\$100	
	Molded Case Bkrs	10%			2039	* *	5	\$100	
	Molded Case Bkrs	50%			2022	\$14,600	5	\$300	
Wiring									
	Thermoplastic	10%			2043	* *	1		
	Thermoplastic	90%			2033	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2028	* *	10	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-5 Lamps									
	Fluorescent	95%			2028	* *	10	\$15,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2023	\$12,000	10	\$2,200	
	Exit, Service	50%			2023	\$3,000	1		
Exterior Lighting									
	HID	100%			2023	\$81,900	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2028	* *	1	\$5,800	
Fire/Smoke Detection									
	Generic	100%			2028	* *	1-3	\$13,700	

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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
Heating									
	Energy Source								
	Electricity	5%			2053	* *	1		
	Natural Gas	95%			2043	* *	1		
	Conversion Equipment								
	Radiant Heater	5%			2028	* *	2	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
		Explanation : Multiple Units							
	Steam Boiler	95%			2036	* *	1	\$17,100	
		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	
	Terminal Devices								
	Convactor/Radiator	100%			2021	\$167,400	1	\$5,900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	5%			2028	* *	2	\$100	
	Window/Wall Unit	30%			2021	\$10,900	1		
	No Component	65%							
	Terminal Devices								
	Fan Coil - Cooling	5%			2028	* *	1	\$300	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,100	
	Exhaust Fans								
	Roof	100%			2028	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2043	* *	4	\$1,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : B - 2									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2043		* *	1-2	\$5,100
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement									

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$266,400	\$82,200
Interior Architecture		\$716,500
Electrical	\$35,600	\$4,030,900
Mechanical	\$89,700	
<b>Total</b>	<b>\$391,800</b>	<b>\$4,829,600</b>
Importance Code A	\$266,400	\$82,200
Importance Code B	\$125,400	\$4,747,400
<b>Total</b>	<b>\$391,800</b>	<b>\$4,829,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture			\$18,200	\$3,100
Interior Architecture		\$12,500		
Electrical	\$15,200	\$6,200	\$19,100	\$5,800
Mechanical	\$19,500	\$12,300	\$20,100	\$11,500
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$44,700</b>	<b>\$40,900</b>	<b>\$67,300</b>	<b>\$30,300</b>
Importance Code A	\$2,800	\$3,200	\$21,500	\$6,200
Importance Code B	\$41,800	\$37,800	\$45,800	\$24,000
Importance Code C				
<b>Total</b>	<b>\$44,700</b>	<b>\$40,900</b>	<b>\$67,300</b>	<b>\$30,300</b>



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

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

**Exterior**

## Exterior Walls

Masonry: Brick	90%			LIFE		* *	5	\$82,200	
Window Wall	10%			2044		* *	5	\$34,300	

## Windows

Aluminum	100%			2040		* *	5	\$6,100	
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## Parapets

Masonry: Brick	90%			LIFE		* *	5	\$5,200	
Metal Panel	10%			2044		* *	5	\$2,200	

## Roof

Modified Bitumen	100%	Now	\$266,400	2034		* *			
<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	
Ceramic Tile	5%			2033		* *	5	\$4,800	
Vinyl Tile	85%			2024		\$674,700	3	\$30,500	

## Interior Walls

Concrete Masonry Unit	30%			LIFE		* *	5	\$13,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Bulkheads</i>									
Glass: Single Pane	10%			LIFE		* *	5	\$8,600	
Masonry: Brick	60%			LIFE		* *			

## Ceilings

Exposed Concrete	65%			LIFE		* *	5	\$9,700	
Gypsum Board	35%			LIFE		* *	5	\$41,800	

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2034		* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 1800 Amps Main Disconnect Switch</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2034		* *	5	\$300	
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## Raceway

Conduit	100%			2034		* *	1		
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## Panelboards

Molded Case Bkrs	100%			2032		* *	5	\$1,700	
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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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 50%						
		Location : At Water Main						
		Explanation : Corrosion						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	* *	1	\$20,000	
Generators								
Diesel	100%			2027	* *	1	\$25,200	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Generator Room						
		Explanation : One 125 Kva D M T Genset						
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,400	
Fuel Storage								
Day Tank	100%			2032	* *	5	\$11,800	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Basement						
		Explanation : One 250 Gallon Tank						
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$3,330,200	10	\$55,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
		Explanation : T-12 Lamps						
Incandescent	5%			2024	\$175,300	2	\$100	
Egress Lighting								
Exit, Service	50%			2019	\$10,400	1		
Exit, Battery	50%			2019	\$35,600	10	\$2,200	
Exterior Lighting								
HID	100%			2024	\$239,700	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$500	
Alarm								
Fire/Smoke Detection								
No Component	65%							
Generic	35%			2024	\$230,100	1-3	\$14,000	

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
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,800	2029	* *	1	\$28,400	
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	\$3,100	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$20,600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	30%	0-2	\$4,300	2032	* *	2	\$900	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : 4 Units On Roof								
Window/Wall Unit	70%			2019	\$89,700	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,600	
Exhaust Fans								
Roof	100%			2029	* *	2	\$2,000	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,700	2037	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Booster Pump								
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Heat Exchanger Built Into Boiler								
Sanitary Piping								
Cast Iron	100%	Now	\$2,700	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 10%								
Location : 1st Floor Hallways								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,800	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$2,500	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$3,900	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				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	
	Chemical System								
	Wet	10%			2022	\$2,800	1-3	\$5,700	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Kitchen Hood					
				Explanation : Ansul 102					
	No Component	70%							
	Generic	20%			2019	\$5,100	1-3	\$10,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Fire Extinguishers					

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : NELSON AVE FAMILY RESIDENCE  
**Address** : 1605 NELSON AVENUE @ FEATHERBED LANE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 2013  
**Area Sq Ft** : 103,796 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 24-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$95,400	\$197,700
Interior Architecture		\$483,200	\$568,900
Electrical			\$6,632,400
Mechanical			\$65,300
<b>Total</b>		<b>\$578,600</b>	<b>\$7,464,300</b>
Importance Code	A	\$95,400	\$197,700
Importance Code	B	\$291,000	\$7,159,600
Importance Code	C	\$192,200	\$107,000
<b>Total</b>		<b>\$578,600</b>	<b>\$7,464,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$19,900	\$17,500	\$3,900	
Electrical	\$2,700	\$3,500	\$2,700	\$3,200
Mechanical	\$19,000	\$16,800	\$28,800	\$27,300
<b>Total</b>	<b>\$41,700</b>	<b>\$37,800</b>	<b>\$35,400</b>	<b>\$30,400</b>
Importance Code	A	\$10,300	\$10,300	\$10,500
Importance Code	B	\$31,400	\$25,100	\$19,900
Importance Code	C			
<b>Total</b>	<b>\$41,700</b>	<b>\$37,800</b>	<b>\$35,400</b>	<b>\$30,400</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	
Exterior									
Exterior Walls									
Masonry: Brick	95%			LIFE	* *	5	\$151,600		
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$6,000		
Windows									
Aluminum	95%			2041	* *	5	\$35,700		
Metal Clad	5%	2-4	\$95,400	2050	* *	5	\$5,900		
	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	\$4,400		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	\$10,200		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$700		
Roof									
Modified Bitumen	95%			2035	* *	10	\$46,100		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Skylight, Metal/Glass	5%			2055	* *	10	\$8,100		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : 4 Units Throughout								
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$17,000		
Ceramic Tile	20%	Now	\$117,600	2034	* *	5	\$15,500		
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Quarry Tile	15%			2038	* *	5	\$35,000		
Vinyl Tile	20%			2025	\$258,000	3	\$11,700		
Wood	40%			2040	* *	5	\$116,500		
Interior Walls									
Ceramic Tile	10%	0-2	\$192,200	2034	* *	5	\$17,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Concrete Masonry Unit	10%			LIFE	* *	5	\$14,300		
Gypsum Board	50%			LIFE	* *	5	\$107,000		
Masonry: Fieldstone	10%			LIFE	* *				
Plaster	20%			LIFE	* *	5	\$21,400		

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

## Interior

## Ceilings

Exposed Struc: Steel

5%

LIFE

\* \*

Gypsum Board

75% Now

\$115,100

LIFE

\* \*

5

\$145,600

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Water Penetration, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster

20% Now

\$19,900

LIFE

\* \*

5

\$19,400

*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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2045

\* \*

5

\$400

*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

## Raceway

Conduit

100%

2045

\* \*

1

## Panelboards

Molded Case Bkrs

70%

2041

\* \*

5

\$1,900

Molded Case Bkrs

30%

2033

\* \*

5

\$800

## Wiring

Thermoplastic

100%

2045

\* \*

1

## Motor Controllers

Locally Mounted

100%

2038

\* \*

5

\$700

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Main Water Pipe*

## Lighting

## Interior Lighting

Fluorescent

95%

2025

\$5,412,500

10

\$90,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Lamp T-12, Cfl*

Incandescent

5%

2025

\$284,900

2

\$100

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$6,400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$29,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$57,700
Interior Architecture	\$64,100	\$128,200
Electrical		\$2,764,400
Mechanical	\$49,700	\$43,500
<b>Total</b>	<b>\$113,800</b>	<b>\$2,993,800</b>
Importance Code A		\$57,700
Importance Code B	\$113,800	\$2,936,100
<b>Total</b>	<b>\$113,800</b>	<b>\$2,993,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,400			\$1,800
Interior Architecture	\$20,200	\$7,700	\$1,900	\$31,600
Electrical		\$100		\$400
Mechanical	\$16,400	\$10,300	\$15,400	\$49,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$58,900</b>	<b>\$30,000</b>	<b>\$29,200</b>	<b>\$95,200</b>
Importance Code A	\$14,500	\$4,100	\$4,100	\$5,900
Importance Code B	\$41,500	\$25,900	\$25,100	\$87,400
Importance Code C	\$2,900			\$1,800
<b>Total</b>	<b>\$58,900</b>	<b>\$30,000</b>	<b>\$29,200</b>	<b>\$95,200</b>



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**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
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$57,700	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$2,300	
Windows								
Aluminum	95%			2041	* *	5	\$3,900	
Steel	5%	0-2	\$10,400	2050	* *	5	\$1,300	
	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	\$1,200	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Brick	85%			LIFE	* *	5	\$2,700	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Metal Rail	5%			2030	* *	5-10	\$2,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,000	
Roof								
Modified Bitumen	95%			2035	* *	10	\$24,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2045	* *	10	\$4,300	
Interior								
Floors								
Carpet	25%			2021	\$192,500	3	\$23,200	
Cast in Place Concrete	10%			LIFE	* *	5	\$13,500	
Ceramic Tile	10%			2040	* *	5	\$6,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Quarry Tile	5%	Now	\$17,300	2038	* *	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Kitchen							
Vinyl Tile	25%	Now	\$64,100	2030	* *	3	\$5,800	
	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	\$128,200	3	\$5,800	

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**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	

**Interior**

**Interior Walls**

Ceramic Tile	5%		2040	* *	5	\$3,700
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Throughout*

Concrete Masonry Unit	10%		LIFE	* *	5	\$3,000
Gypsum Board	55%		LIFE	* *	5	\$24,400
Plaster	25%		LIFE	* *	5	\$5,500
Plaster	5%	Now	\$2,900	LIFE	* *	\$1,100

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

*Location : Computer Server Room*

**Ceilings**

AcousTileSusp.Lay-In	80%		2030	* *	5	\$49,400
Gypsum Board	20%		LIFE	* *	5	\$15,400

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%		2045	* *	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated 800 Amperes*

**Switchgear / Switchboard**

Fused Disc Sw	50%		2045	* *	5	\$100
Molded Case Bkrs	50%		2045	* *	5	\$600

**Raceway**

Conduit	80%		2045	* *	1	
Conduit	20%		2025	\$10,000	1	

**Panelboards**

Fused Disc Sw	10%		2041	* *	5	\$100
Molded Case Bkrs	90%		2041	* *	5	\$1,000

**Wiring**

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

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

**Grounding Devices**

Generic	100%		LIFE	* *	5	\$600
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Main Water Pipe*

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**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</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2025	\$2,219,700	10	\$37,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 And T-12 Lamps</i>								
Incandescent	2%			2025	\$45,300	2		
<b>Egress Lighting</b>								
Emergency, Service	50%			2025	\$9,900	1		
Exit, Service	50%			2025	\$6,700	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$154,900	10	\$100	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	30%							
Generic, Analog	70%			2025	\$297,400			
<b>Mechanical</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</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2035	* *	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2030	* *	1	\$40,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2035	* *	4	\$2,000	
<b>Terminal Devices</b>								
Air Handler	20%			2025	\$43,500	1	\$5,100	
Convactor/Radiator	80%			2030	* *	1	\$10,700	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2033	* *	1		
<b>Conversion Equipment</b>								
Window/Wall Unit	60%			2020	\$49,700	1		
No Component	40%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$23,000	
<b>Exhaust Fans</b>								
Roof	100%			2025	\$32,000	2	\$1,300	
<b>Plumbing</b>								

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2035	* *	1		
	Galv Iron/Steel	10%			2030	* *	1		
	Water Heater								
	Gas Fired	100%			2020	\$9,400	2	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	90%			LIFE	* *	1		
	Plastic/PVC	10%			2038	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	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	
	Chemical System								
	Generic	100%			2020	\$25,500	1-3	\$55,000	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : PAMOJA HOUSE  
**Address** : 357 MARCUS GARVEY BLVD.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DHS0021.000 / 1975 **Yr Built/Renovated** : 1922 / 2012  
**Area Sq Ft** : 225,775 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 18-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1649 **Lot** : 1 **BIN** : 3045367

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,892,500	\$676,500
Interior Architecture		\$2,901,000	\$1,581,700
Electrical		\$293,500	\$13,462,700
Mechanical		\$371,000	\$656,500
<b>Total</b>		<b>\$5,458,000</b>	<b>\$16,377,400</b>
Importance Code A		\$2,005,400	\$676,500
Importance Code B		\$2,788,700	\$14,894,000
Importance Code C		\$663,800	\$806,900
<b>Total</b>		<b>\$5,458,000</b>	<b>\$16,377,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,900	\$17,900		
Interior Architecture	\$50,400			\$12,800
Electrical	\$28,800	\$24,400	\$19,500	\$20,700
Mechanical	\$114,700	\$89,600	\$95,900	\$45,700
<b>Total</b>	<b>\$212,900</b>	<b>\$131,900</b>	<b>\$115,400</b>	<b>\$79,300</b>
Importance Code A	\$18,900	\$41,000	\$22,500	\$22,500
Importance Code B	\$159,700	\$91,000	\$92,900	\$56,700
Importance Code C	\$34,300			
<b>Total</b>	<b>\$212,900</b>	<b>\$131,900</b>	<b>\$115,400</b>	<b>\$79,300</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**  
**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	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	0-2	\$251,300	LIFE	* *	5	\$142,000	1	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Masonry: Brick	90%	Now	\$964,000	LIFE	* *	5	\$327,100		
	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		
Windows									
Aluminum	95%	0-2	\$47,600	2039	* *	5	\$11,600		
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Louvers	5%			2032	* *	10	\$7,700		
Parapets									
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$14,600		
Copper/Terne	2%	0-2	\$3,200	2043	* *	5	\$4,500		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	90%	0-2	\$476,900	LIFE	* *	5	\$84,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Granite	3%	0-2	\$15,800	LIFE	* *	5	\$3,500		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Panel	3%			2043	* *	5	\$10,900		
Roof									
Asphalt Shingle	50%	Now	\$69,900	2032	* *				
	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		
Modified Bitumen	35%	Now	\$82,900	2028	* *				
	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		
Skylight, Metal/Glass	5%			2033	* *	10	\$69,400		

## 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
Interior								
Floors								
Cast in Place Concrete	55%	0-2	\$95,200	LIFE	* *	5	\$409,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$16,100	2026	\$322,400	5	\$8,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	30%	Now	\$848,600	2033	* *	3	\$38,300	
	Adhesion Failure, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Wood	10%	Now	\$438,900	2051	* *	5	\$31,900	
	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	\$143,500	2026	\$717,700	5	\$13,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Old Pool, Throughout							
Concrete Masonry Unit	15%	0-2	\$43,300	LIFE	* *	5	\$16,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	15%	Now	\$16,200	LIFE	* *	5	\$24,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	10%	0-2	\$101,400	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Plaster	45%	Now	\$375,600	LIFE	* *	5	\$35,900	
	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	\$18,100	LIFE	* *	5	\$53,300	
	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

## Interior

## Ceilings

Exposed Struc: Steel	40%			LIFE		**			
Exposed Struc: Wood	40%	Now	\$417,800	LIFE		**			

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

*Location : Drill Floor, Throughout*

Plaster	20%	Now	\$436,700	LIFE		**	5	\$42,600	
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2033		**	5	\$1,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : No Rating Accessible*

## Transformers

Dry Type	100%			2021	\$15,400		5	\$800	
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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	
Molded Case Bkrs	25%			2023	\$83,500		5	\$1,500	

## Raceway

Conduit	80%			2023	\$304,800		1		
Conduit	20%			2033		**	1		

## Panelboards

Molded Case Bkrs	20%			2031		**	5	\$1,200	
Molded Case Bkrs	80%			2022	\$280,300		5	\$4,800	

## Wiring

Braided Cloth	50%	2-4	\$293,500	2048		**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	50%			2033		**	1		
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## Motor Controllers

Locally Mounted	100%			2021	\$166,700		5	\$1,500	
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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**

<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</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2028	* *	1	\$69,500	
Generators								
Diesel	100%			2026	\$511,900	1	\$87,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Kohler Genset; Rating Not Available</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$8,400	
Fuel Storage								
Main Tank	100%			2038	* *	5	\$6,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	75%			2023	\$9,369,900	10	\$156,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	20%			2023	\$354,800	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Type: Mercury</i>								
Incandescent	5%			2023	\$624,700	2	\$300	
Egress Lighting								
Emergency, Service	50%			2023	\$54,700	1		
Exit, Service	50%			2023	\$37,000	1		
Exterior Lighting								
HID	100%			2023	\$832,700	10	\$700	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2023	\$685,100	1-3	\$43,000	

<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</b>

Heating

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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
Heating								
Energy Source								
Fuel Oil No 6	40%			2033	* *	5	\$28,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units Of 4,000 Gallons Each							
Natural Gas	60%			2043	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$112,900	2036	* *	1	\$202,900	
	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	\$72,000	2033	* *	4	\$11,200	
	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	\$47,900	2023	\$479,400	1	\$50,700	
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Convactor/Radiator	60%	Now	\$89,900	2028	* *	1	\$39,700	
	Damaged, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2033	* *	2	\$2,100	
	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%							
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$44,400	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$126,900	
Exhaust Fans								
Interior	60%	Now	\$1,000	2023	\$5,200	2	\$3,300	
	Not in Service, Extent : Severe, Area Affected : 20%							
	Location : Throughout, Bathrooms							
Roof	40%			2023	\$18,900	2	\$2,800	

**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
Plumbing									
H/C Water Piping	Galv Iron/Steel	100%	Now	\$33,200	2028	* *	1		
Corroded, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Heater	Gas Fired	40%	Now	\$20,700	2023	\$20,700	2	\$1,100	
Broken, Extent : Severe, Area Affected : 100%									
Location : Boiler Room									
	Gas Fired	60%			2022	\$31,000	2	\$2,000	
HW Heat Exchanger	Low Temp	100%			2023	\$69,000	4	\$22,500	
Sanitary Piping	Cast Iron	100%	Now	\$48,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 15%									
Location : Basement									
Storm Drain Piping	Cast Iron	100%	Now	\$31,000	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 15%									
Location : Roof									
Sump Pump(s)	Rigid Piping	100%	Now	\$10,800	2033	* *	4	\$1,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Basement									
Fixtures	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Fire Suppression									
Standpipe	Generic	100%			2043	* *	1-5	\$114,800	
Sprinkler	Generic	100%			2043	* *	1-2	\$63,800	
Fire Pump	Generic	100%			2032	* *	1	\$42,500	

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : PARK SLOPE ARMORY  
**Address** : 1402 8TH AVENUE @ 14TH ST  
**Borough** : BROOKLYN **Agency's Number** : MB051  
**Program / Asset #** : DHS0081.000 / 4453 **Yr Built/Renovated** : 1894 / 2006  
**Area Sq Ft** : 201,300 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 02-Jun-2015 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 1102 **Lot** : 12 **BIN** : 3026581

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,403,300	\$372,600
Interior Architecture	\$137,900	\$645,200
Electrical		\$568,000
Mechanical	\$40,200	\$1,277,400
<b>Total</b>	<b>\$1,581,500</b>	<b>\$2,863,200</b>
Importance Code A	\$1,403,300	\$372,600
Importance Code B	\$178,200	\$2,490,600
<b>Total</b>	<b>\$1,581,500</b>	<b>\$2,863,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$66,500			
Interior Architecture	\$61,300		\$5,900	\$15,200
Electrical	\$13,300	\$800	\$1,100	\$1,300
Mechanical	\$95,400	\$64,100	\$65,100	\$55,600
<b>Total</b>	<b>\$236,400</b>	<b>\$64,900</b>	<b>\$72,100</b>	<b>\$72,100</b>
Importance Code A	\$86,600	\$20,100	\$20,100	\$20,100
Importance Code B	\$110,600	\$44,800	\$46,000	\$52,000
Importance Code C	\$39,200		\$5,900	
<b>Total</b>	<b>\$236,400</b>	<b>\$64,900</b>	<b>\$72,100</b>	<b>\$72,100</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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**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
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$583,400	
Masonry: Brick	3%			LIFE	**	5	\$19,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upper Wall Facing Roof								
Explanation : Stucco Over Brick								
Masonry: Sandstone	7%			LIFE	**	5	\$34,000	
Windows								
Aluminum	100%	Now	\$97,800	2042	**	5	\$10,900	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 20%								
Location : Throughout								
Parapets								
Copper/Terne	10%			2061	**	5	\$40,500	
Masonry: Brick	85%	Now	\$439,600	LIFE	**	5	\$71,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	5%			LIFE	**	5	\$52,700	
Roof								
Asphalt Shingle	80%	Now	\$218,200	2035	**			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Copper/Terne	5%	Now	\$53,300	2054	**			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Modified Bitumen	5%	Now	\$23,100	2031	**			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Single Ply Membrane	5%			2031	**	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$293,100	2046	**			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$15,200	
Vinyl Tile	20%			2026	\$552,200	3	\$30,400	
Wood	20%			2029	**	5	\$113,900	
Not Accessible	55%							
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$11,900	
Gypsum Board	10%			LIFE	**	5-10	\$40,400	
Plaster	10%			LIFE	**	5-10	\$20,200	
Not Accessible	75%							

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**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%	Now	\$13,100	2031	* *	5	\$7,600
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*Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Throughout*

Embossed Metal	1%			LIFE	* *	5	\$2,700
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Plaster	19%	Now	\$81,000	LIFE	* *	5	\$36,100
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Not Accessible	75%						
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	25%			2026	\$1,000	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 400a & One 200a Main Disconnect Switch*

Not Accessible	75%						
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## Switchgear / Switchboard

Molded Case Bkrs	25%			2026	\$91,400	5	\$1,300
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Not Accessible	75%						
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## Raceway

Conduit	25%			2026	\$104,300	1	
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Not Accessible	75%						
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## Panelboards

Fused Disc Sw	5%			2025	\$19,200	5	\$200
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Molded Case Bkrs	15%			2025	\$57,500	5	\$800
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Molded Case Bkrs	5%			2034	* *	5	\$300
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Not Accessible	75%						
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## Wiring

Braided Cloth	20%	2-4	\$2,200	2051	* *	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	5%			2036	* *	1	
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Not Accessible	75%						
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## Motor Controllers

Locally Mounted	25%			2024	\$3,100	5	\$300
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Not Accessible	75%						
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## Ground

## Grounding Devices

Generic	100%	0-2	\$10,200	LIFE	* *	5	\$3,000
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main - Basement**Explanation : Corroded*

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2031	* *	1	\$87,800	
Convactor/Radiator	30%			2024	\$877,300	1	\$19,700	
On Extended Life, Extent : Moderate, Area Affected : 30%								
Location : Throughout The D H S Section Of The Building								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2031	* *	1	\$65,900	
Window/Wall Unit	30%			2024	\$133,800	1		
Distribution								
Chilled Wtr Pipe/Pump	70%			2046	* *	4	\$10,500	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2031	* *	1	\$87,800	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$143,300	
No Component	20%							
Exhaust Fans								
Roof	50%			2031	* *	2	\$3,100	
Wall Unit	50%			2031	* *	2	\$3,100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2031	* *	1		
Water Heater								
Gas Fired	100%			2024	\$50,500	2	\$3,000	
Sanitary Piping								
Cast Iron	70%			LIFE	* *	1		
Cast Iron	30%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Throughout The D H S Section Of The Building								
Storm Drain Piping								
Cast Iron	100%	0-2	\$30,300	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 50%								
Location : Scuppers And Leaders On The North And South Sides Of The Building								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Around The Perimeter Of The Building								
Explanation : Aluminium Scuppers And Leaders Observed								
Backflow Preventer								
Generic	100%			2031	* *	1	\$12,400	

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

## PARK SLOPE ARMORY

Asset # : 4453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Sprinkler								
	Generic	30%			2036	* *	1-2	\$17,100	
	Generic	70%			2052	* *	1-2	\$39,800	

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$736,700	\$140,000
Interior Architecture		\$528,200	\$881,200
Electrical		\$54,700	\$292,300
Mechanical		\$66,500	\$304,900
<b>Total</b>		<b>\$1,386,100</b>	<b>\$1,618,300</b>
Importance Code A		\$736,700	\$140,000
Importance Code B		\$407,000	\$1,478,400
Importance Code C		\$242,400	
<b>Total</b>		<b>\$1,386,100</b>	<b>\$1,618,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$33,400		\$6,500	
Interior Architecture		\$14,300		
Electrical	\$2,200	\$1,500	\$1,800	\$2,900
Mechanical	\$6,300	\$10,300	\$11,800	\$12,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$45,900</b>	<b>\$30,000</b>	<b>\$24,100</b>	<b>\$19,600</b>
Importance Code A	\$36,300	\$3,300	\$10,000	\$3,300
Importance Code B	\$9,600	\$26,700	\$14,100	\$16,300
Importance Code C				
<b>Total</b>	<b>\$45,900</b>	<b>\$30,000</b>	<b>\$24,100</b>	<b>\$19,600</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	97%	0-2	\$243,700	LIFE	* *	5	\$82,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout All Facades								
Window Wall	3%			2044	* *	5	\$9,600	
Windows								
Aluminum	100%	0-2	\$93,600	2040	* *	5	\$2,900	
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	
Metal Rail	90%			2037	* *	5-10	\$145,800	
Roof								
Metal Panel	25%			2037	* *	10	\$33,400	
Modified Bitumen	75%	Now	\$310,800	2034	* *			1
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	
Vinyl Tile	95%			2024	\$782,100	3	\$35,300	
Worn/Eroded, Extent : Light, Area Affected : 50%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$4,700	
Glass: Single Pane	3%			LIFE	* *	5	\$2,700	
Plaster	87%	Now	\$242,400	LIFE	* *	5	\$30,900	
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								

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

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

## Interior

## Ceilings

Gypsum Board

80% Now \$235,000 LIFE \* \* 5 \$99,100  
*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 \$50,800 LIFE \* \* 5 \$12,400  
*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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

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

Fused Disc Sw

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

Fused Disc Sw

30% 2044 \* \* 5 \$100

## Raceway

Conduit

70% 2044 \* \* 1

Conduit

30% 2050 \* \* 1

## Panelboards

Fused Disc Sw

15% 2040 \* \* 5 \$200

Molded Case Bkrs

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

## Wiring

Thermoplastic

30% 2050 \* \* 1

Thermoplastic

70% 2044 \* \* 1

## Motor Controllers

Locally Mounted

100% 2037 \* \* 5 \$500

## Ground

## Grounding Devices

Generic

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

## Lighting

*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**  
**POWERS FAMILY OVERNIGHT (PATH)**  
**Asset # : 1948**

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

*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**  
**POWERS FAMILY OVERNIGHT (PATH)**  
**Asset # : 1948**

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$206,900
Interior Architecture	\$43,100	\$185,100
Electrical		\$70,400
<b>Total</b>	<b>\$43,100</b>	<b>\$462,400</b>
Importance Code A		\$206,900
Importance Code B	\$43,100	\$113,500
Importance Code C		\$142,000
<b>Total</b>	<b>\$43,100</b>	<b>\$462,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture		\$15,300		\$1,200
Interior Architecture		\$21,000		
Electrical	\$8,400	\$20,500	\$8,400	\$8,400
Mechanical	\$99,900	\$12,900	\$49,100	\$13,700
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$134,900</b>	<b>\$96,300</b>	<b>\$84,200</b>	<b>\$49,900</b>
Importance Code A	\$3,800	\$19,300	\$3,800	\$5,000
Importance Code B	\$131,100	\$69,600	\$80,400	\$44,900
Importance Code C		\$7,400		
<b>Total</b>	<b>\$134,900</b>	<b>\$96,300</b>	<b>\$84,200</b>	<b>\$49,900</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**  
**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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$8,300	
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$206,900	
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	
Window Wall	5%			2053	**	5	\$6,200	
Windows								
Aluminum	100%			2048	**	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : All Windows Are Fixed.								
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$9,600	
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	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Face								
Explanation : This Component Is Actually Fiber Glass Panels.								
Metal Panel	5%			2053	**	5	\$600	
Metal Rail	15%			2043	**	5-10	\$8,400	
Roof								
IRMA/Protected Membrane	95%			2033	**	10	\$27,200	
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	\$5,800	5	\$2,400	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$25,100	
Ceramic Tile	5%			2038	**	5	\$5,700	
Terrazzo	10%			LIFE	**	5	\$9,000	
Vinyl Tile	75%			2033	**	3	\$32,300	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$14,800	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,800	
Fiberglass Panel	5%			LIFE	**			
Glass: Single Pane	20%			LIFE	**	5	\$44,400	
Gypsum Board	55%			LIFE	**	5	\$97,600	

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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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	75%			2043	* *	5	\$86,100	
			Water Penetration, Extent : Light, Area Affected : 5%						
			Location : Conference Room On Seven Floor						
	Exposed Concrete	10%			LIFE	* *	5	\$1,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$14,400	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2053	* *	5	\$400	
			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	
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2053	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power									
	Generators								
	Diesel	100%			2038	* *	1	\$29,700	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
			Explanation : No Available Ratings						
	Batteries								
	Lead/Acid	100%			2018	\$1,500	5	\$2,800	

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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
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2048	* *	5	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Capacity							
	Main Tank	50%			2063	* *	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 800 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	* *	10	\$21,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Flourescent Lamps							
	Fluorescent	70%			2033	* *	10	\$49,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Service	50%			2033	* *	1		
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	100%			2033	* *	10	\$200	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	* *	5	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Type							
Alarm									
	Security System								
	No Component	60%							
	Generic	40%			2033	* *	1	\$11,500	
		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	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		

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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
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2040	* *	1	\$37,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Boiler Room								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$18,800	2045	* *	4	\$3,800	
Malfunctioning, Extent : Severe, Area Affected : 80%								
Location : V A V Box & B M S Control System								
Terminal Devices								
Air Handler	70%			2031	* *	1	\$33,200	
Convactor/Radiator	30%			2040	* *	1	\$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$29,900	2027	* *	2	\$3,800	
Leak Evident, Extent : Severe, Area Affected : 30%								
Location : Refrigerant Leaks - A C Room								
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : A C Room								
Heat Rejection								
Water Cool Tower	100%	Now	\$4,300	2027	* *	2	\$61,800	
Noisy/Vibrating, Extent : Severe, Area Affected : 5%								
Location : Bearing Defects								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$32,300	LIFE	* *	2-5	\$42,800	
Unbalanced System, Extent : Severe, Area Affected : 80%								
Location : B M S, Air Damper & Intake Louver Defects - Various Locations								
Exhaust Fans								
Interior	60%			2031	* *	2	\$1,400	
Roof	40%			2031	* *	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2022	\$17,400	2	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse								
Explanation : 2 Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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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
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$4,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 90%							
		Location : B-7, P H							
		Explanation : 2 Units - Repaired Frequently In Past 5 Months							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B-1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$38,700	
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$21,500	
	Fire Pump								
	Generic	100%			2036	* *	1	\$14,300	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : REGENT FAMILY RESIDENCE  
**Address** : 2720 BROADWAY @W. 104 STREET  
**Borough** : MANHATTAN **Agency's Number** : FM18  
**Program / Asset #** : DHS0072.000 / 4444 **Yr Built/Renovated** : 1933 / 2007  
**Area Sq Ft** : 109,600 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 26-Feb-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,11,15,18  
**Block** : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$294,400	\$294,400
Interior Architecture		\$496,000	\$117,500
Electrical		\$369,800	\$3,286,900
Mechanical			\$159,500
<b>Total</b>		<b>\$1,160,100</b>	<b>\$3,858,200</b>
Importance Code A		\$294,400	\$323,300
Importance Code B		\$733,300	\$3,482,900
Importance Code C		\$132,500	\$52,000
<b>Total</b>		<b>\$1,160,100</b>	<b>\$3,858,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$28,100	\$900	\$6,300	
Interior Architecture	\$95,300	\$4,000	\$30,200	\$4,000
Electrical	\$13,600	\$1,200	\$1,600	\$2,500
Mechanical	\$57,600	\$22,500	\$20,700	\$27,600
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
<b>Total</b>	<b>\$247,800</b>	<b>\$81,900</b>	<b>\$112,100</b>	<b>\$87,400</b>
Importance Code A	\$38,700	\$11,500	\$16,900	\$10,700
Importance Code B	\$149,100	\$70,300	\$95,200	\$76,800
Importance Code C	\$60,000			
<b>Total</b>	<b>\$247,800</b>	<b>\$81,900</b>	<b>\$112,100</b>	<b>\$87,400</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	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$273,600		
Masonry: Brick	85%			LIFE	**	5	\$297,600		
Recent Repair Evident, Extent : Light, Area Affected : 25%									
Location : Throughout									
Masonry: Brick	5%			LIFE	**	5	\$17,500		
Windows									
Aluminum	15%			2048	**	5	\$1,800		
Aluminum	85%			2042	**	5	\$10,000		
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$8,700		
Masonry: Brick	80%			LIFE	**	5-10	\$16,800		
Metal Panel	5%			2052	**	5	\$600		
Metal Rail	5%			2039	**	5-10	\$2,800		
Roof									
Copper/Terne	50%			2041	**	10	\$31,200		
Metal Panel	10%			2039	**	10	\$4,600		
Modified Bitumen	27%			2031	**	10	\$6,700		
Roll Roofing	10%			2022	\$10,100	5	\$4,200		
Skylight, Metal/Glass	3%			2046	**	10	\$2,500		
Interior									
Floors									
Carpet	9%			2025	\$180,800	3	\$21,800		
Carpet	5%			2027	**	3	\$12,100		
Cast in Place Concrete	5%			LIFE	**	5	\$35,300		
Ceramic Tile	5%			2035	**	5	\$8,100		
Steel Plate	2%	Now	\$172,400	LIFE	**	1			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Basement Stair									
Corrosion/Rusting, Extent : Severe, Area Affected : 50%									
Location : Basement Stair									
Vinyl Tile	44%			2031	**	3	\$26,600		
Vinyl Tile	30%			2034	**	3	\$18,100		
Interior Walls									
Ceramic Tile	5%	Now	\$26,000	2029	**	5	\$4,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Bathrooms In Dormitories									
Gypsum Board	45%			LIFE	**	5-10	\$147,400		
Marble Panels	5%			LIFE	**	10	\$3,900		
Plaster	10%	Now	\$30,200	LIFE	**	5	\$5,800		
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Exit Stair, Basement									
Plaster	35%			LIFE	**	5-10	\$57,300		

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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

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%			2039	* *	5	\$16,100	
Exposed Concrete	10%			LIFE	* *	5-10	\$20,100	
Gypsum Board	15%			LIFE	* *	5-10	\$83,100	
Plaster	10%	Now	\$41,300	LIFE	* *	5	\$10,100	

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

Location : Basement

Plaster	55%			LIFE	* *	5-10	\$152,400	
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	80%			2026	\$28,900	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Three 800 Amps Main Disconnect Switch

Fused Disc Sw	20%			2046	* *	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amps Main Disconnect Switch For Emergency

## Switchgear / Switchboard

Fused Knife Sw	100%	2-4	\$143,200	2056	* *	5	\$200	
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On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

## Raceway

Conduit	95%			2026	\$141,000	1		
Conduit	5%			2046	* *	1		

## Panelboards

Fused Disc Sw	10%			2025	\$11,700	5	\$300	
Fused Disc Sw	5%			2042	* *	5	\$100	
Molded Case Bkrs	80%			2025	\$93,400	5	\$2,300	
Molded Case Bkrs	5%			2042	* *	5	\$100	

## Wiring

Braided Cloth	80%	2-4	\$187,100	2051	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	15%			2026	\$35,100	1		
Thermoplastic	5%			2046	* *	1		

## Motor Controllers

Locally Mounted	80%			2024	\$160,700	5	\$600	
Locally Mounted	20%			2039	* *	5	\$100	

## Ground

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

<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</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	* *	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2021	\$2,364,300	10	\$39,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2034	* *	10	\$9,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	50%			2034	* *	10	\$49,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2034	* *	1		
Emergency, Battery	10%			2021	\$14,200	10	\$2,600	
Exit, Service	45%			2034	* *	1		
Exit, Service	5%			2021	\$1,800	1		
Exterior Lighting								
HID	100%			2021	\$404,200	10	\$300	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2036	* *	1	\$12,300	
Fire/Smoke Detection								
Under Construction	100%							

<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</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2031	* *	1	\$106,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$5,300	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convector/Radiator	100%			2031	* *	1	\$34,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2024	\$43,200	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$9,500	
	No Component	90%							
	Exhaust Fans								
	Interior	100%	Now	\$34,900	2026	\$116,200	2	\$2,600	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Penthouse								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2031	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2036	* *	4	\$10,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$6,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Unit B-18: 1 Unit 1-18								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$54,300	
	Sprinkler								
	No Component	80%							
	Generic	20%			2036	* *	1-2	\$6,000	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2041	* *	1	\$20,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Under Construction On Roof.									
Explanation : Under Construction									

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

*Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : ROSE MCCARTHY RESIDENCE  
**Address** : 882 DUMONT AVENUE @BARBEY STREET  
**Borough** : BROOKLYN **Agency's Number** : FK26  
**Program / Asset #** : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009  
**Area Sq Ft** : 17,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 26-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 4077 **Lot** : 24 **BIN** : 3090429

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture	\$43,800	\$51,900
Electrical		\$796,200
<b>Total</b>	<b>\$43,800</b>	<b>\$848,100</b>
Importance Code B	\$43,800	\$848,100
<b>Total</b>	<b>\$43,800</b>	<b>\$848,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$39,000		\$18,600	
Interior Architecture	\$28,700		\$15,500	\$3,800
Electrical	\$600	\$300	\$500	\$300
Mechanical	\$7,700	\$2,800	\$4,400	\$1,600
<b>Total</b>	<b>\$76,000</b>	<b>\$3,200</b>	<b>\$39,000</b>	<b>\$5,700</b>
Importance Code A	\$39,900	\$800	\$19,500	\$800
Importance Code B	\$13,800	\$2,300	\$19,600	\$1,900
Importance Code C	\$22,300			\$3,000
<b>Total</b>	<b>\$76,000</b>	<b>\$3,200</b>	<b>\$39,000</b>	<b>\$5,700</b>



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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$11,500	
	Masonry: Brick	25%			LIFE	**	5	\$11,500	
	Masonry: Limestone	5%			LIFE	**	5	\$1,700	
	Stucco Cement	65%			2039	**	5	\$37,300	
Windows									
	Aluminum	90%	Now	\$5,700	2042	**	5	\$700	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Clad	10%	0-2	\$7,800	2051	**	5	\$500	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
	Location : Stairs								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Stairs								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Stairs								
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$5,100	
	Masonry: Brick	90%			LIFE	**	5-10	\$11,100	
Roof									
	Modified Bitumen	95%			2031	**	10	\$14,000	
	Skylight, Metal/Glass	5%			2046	**	10	\$2,500	
Interior									
Floors									
	Ceramic Tile	5%	Now	\$1,200	2035	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Quarry Tile	20%			2039	**	5	\$7,500	
	Vinyl Tile	25%	0-2	\$5,200	2026	\$51,900	3	\$2,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Wood	50%			2054	**	5	\$23,400	
Interior Walls									
	Ceramic Tile	20%			2035	**	5	\$6,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	
	Gypsum Board	50%			LIFE	**	5-10	\$25,400	
	Plaster	20%	Now	\$4,700	LIFE	**	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								
Ceilings									
	AcousTileSusp.Lay-In	20%			2031	**	5	\$5,000	
	Gypsum Board	80%			LIFE	**	5-10	\$68,800	

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	

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2036	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 600A main disconnect switch for the house									
	Fused Disc Sw	50%			2036	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200a Main Disconnect Switch For Day Care									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2036	* *	5	\$100	
Raceway									
	Conduit	100%			2036	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2034	* *	5	\$400	
	Molded Case Bkrs	10%			2051	* *	5		
Wiring									
	Thermoplastic	95%			2036	* *	1		
	Thermoplastic	5%			2056	* *	1		
Motor Controllers									
	Locally Mounted	100%			2031	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	15%			2026	\$137,500	10	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
	Fluorescent	20%			2034	* *	10	\$3,100	
T-8 Lamps, Extent : Moderate, Area Affected : 100%									
Location : Stairway,Hallway,Daycare & Offices									
	Fluorescent	10%			2026	\$91,700	10	\$1,500	
T-9 Lamps, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Unit - Kitchen Area									
	Fluorescent	55%			2026	\$504,300	10	\$8,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Unit									
Egress Lighting									
	Emergency, Battery	50%			2026	\$11,000	10	\$2,000	
	Exit, Service	50%			2026	\$2,700	1		
Exterior Lighting									
	HID	100%			2026	\$62,700	10	\$100	

**Alarm**

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

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*\*\* 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</b>

**Alarm**

## Security System

No Component

50%

Generic

50%

2034

\* \*

1

\$3,200

## Fire/Smoke Detection

Generic, Digital

100%

2034

\* \*

<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</b>

**Heating**

## Energy Source

Natural Gas

100%

2036

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2031

\* \*

1

\$8,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 4 Units - Multi Temp*

## Distribution

Hot Wtr Piping/Pump

100%

2034

\* \*

4

\$1,200

## Terminal Devices

Convactor/Radiator

100%

2031

\* \*

1

\$5,400

**Air Conditioning**

## Energy Source

Electricity

100%

2042

\* \*

1

## Conversion Equipment

Int Pkg Unit - Cooling

15%

2024

\$31,500

2

\$200

Window/Wall Unit

25%

2021

\$8,400

1

No Component

60%

## Distribution

Ductwork/Diffusers

15%

LIFE

\* \*

2

\$4,100

No Component

85%

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$14,700

## Exhaust Fans

Roof

30%

2026

\$3,900

2

\$200

No Component

70%

**Plumbing**

## H/C Water Piping

Galv Iron/Steel

100%

2039

\* \*

1

## Water Heater

Gas Fired

100%

2024

\$3,800

2

\$200

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2026	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$1,000	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2046	* *	1-2	\$200	

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

*Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : ROSE MCCARTHY RESIDENCE  
**Address** : 900 DUMONT AVENUE @JEROME STREET  
**Borough** : BROOKLYN **Agency's Number** : FK26  
**Program / Asset #** : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 2015  
**Area Sq Ft** : 16,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 26-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,3,4  
**Block** : 4077 **Lot** : 28 **BIN** : 3090430

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture	\$43,700	\$39,100
Electrical		\$792,400
<b>Total</b>	<b>\$43,700</b>	<b>\$831,500</b>
Importance Code B	\$43,700	\$831,500
<b>Total</b>	<b>\$43,700</b>	<b>\$831,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$27,400		\$14,100	
Interior Architecture	\$46,400		\$3,500	\$3,400
Electrical	\$500	\$300	\$500	\$300
Mechanical	\$1,900	\$1,900	\$2,700	\$1,500
<b>Total</b>	<b>\$76,300</b>	<b>\$2,200</b>	<b>\$20,900</b>	<b>\$5,200</b>
Importance Code A	\$28,200	\$800	\$14,900	\$800
Importance Code B	\$27,000	\$1,400	\$6,000	\$1,600
Importance Code C	\$21,000			\$2,800
<b>Total</b>	<b>\$76,300</b>	<b>\$2,200</b>	<b>\$20,900</b>	<b>\$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**  
**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
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$10,800	
Masonry: Brick	45%			LIFE	**	5	\$19,400	
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Stucco Cement	45%			2039	**	5	\$24,300	
Windows								
Aluminum	90%			2042	**	5	\$1,300	
Metal Clad	10%	0-2	\$7,400	2051	**	5	\$500	
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								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$4,800	
Stucco Cement	90%			2039	**	5	\$4,000	
Roof								
Modified Bitumen	100%			2036	**	10	\$13,800	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	
Quarry Tile	20%			2039	**	5	\$7,100	
Vinyl Tile	20%	Now	\$2,000	2026	\$39,100	3	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	55%	4+	\$20,800	2054	**	5	\$12,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	20%			2035	**	5	\$5,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Gypsum Board	50%			LIFE	**	5-10	\$23,900	
Plaster	20%	Now	\$4,400	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Ceilings								
AcousTileSusp.Lay-In	15%			2031	**	5	\$3,500	
Gypsum Board	85%			LIFE	**	5-10	\$68,700	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**ROSE MCCARTHY RESIDENCE**  
**Asset # : 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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600a & 100a Main Disconnect Switch For The House & Laundry								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$100	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Molded Case Bkrs	100%			2034	* *	5	\$400	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	15%			2026	\$129,400	10	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : T-12 Lamps								
Fluorescent	15%			2034	* *	10	\$2,200	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Stairway,Hallway,Offices & Laundry								
Fluorescent	15%			2026	\$129,400	10	\$2,200	
T-9 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Units - Kitchen								
Fluorescent	55%			2026	\$474,600	10	\$7,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Throughout Building - Apt. Unit								
Egress Lighting								
Emergency, Battery	50%			2026	\$10,400	10	\$1,900	
Exit, Service	50%			2026	\$2,600	1		
Exterior Lighting								
HID	100%			2026	\$59,000	10		
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	* *	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *			

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

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

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

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

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$191,000	\$54,400
Interior Architecture		\$201,800	\$43,100
Electrical			\$1,594,900
Mechanical		\$713,100	\$259,300
<b>Total</b>		<b>\$1,106,000</b>	<b>\$1,951,700</b>
Importance Code A		\$372,700	\$54,400
Importance Code B		\$631,400	\$1,854,200
Importance Code C		\$101,900	\$43,100
<b>Total</b>		<b>\$1,106,000</b>	<b>\$1,951,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,900			
Interior Architecture	\$50,700	\$7,100		
Electrical	\$500	\$1,100	\$500	\$56,700
Mechanical	\$16,600	\$14,600	\$14,700	\$46,100
<b>Total</b>	<b>\$97,700</b>	<b>\$22,800</b>	<b>\$15,200</b>	<b>\$102,900</b>
Importance Code A	\$29,900	\$3,900		\$4,000
Importance Code B	\$38,800	\$18,900	\$15,200	\$98,900
Importance Code C	\$29,100			
<b>Total</b>	<b>\$97,700</b>	<b>\$22,800</b>	<b>\$15,200</b>	<b>\$102,900</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$80,100	LIFE	* *	5	\$54,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	0-2	\$29,900	2041	* *	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$4,400	
Masonry: Brick	90%	Now	\$58,100	LIFE	* *	5	\$5,200	
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	\$52,900	2030	* *			
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	\$9,600	LIFE	* *	5	\$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	0-2	\$12,000	2034	* *	5	\$1,600	
Cracking/Crumbling, Extent : Light, Area Affected : 30%								
Location : Throughout								
Vinyl Tile	90%			2030	* *	3	\$21,300	
Interior Walls								
Ceramic Tile	5%	Now	\$101,900	2040	* *	5	\$1,900	
Adhesion Failure, Extent : Severe, Area Affected : 100%								
Location : Bathrooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
Location : Bathrooms								
Gypsum Board	95%	Now	\$29,100	LIFE	* *	5	\$43,100	
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 100% 0-2 \$99,900 2030 \* \* 5 \$31,600

*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

## Under 600 Volts

## Service Equipment

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

*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

## Raceway

Conduit 95% 2035 \* \* 1

Conduit 5% 2045 \* \* 1

## Panelboards

Fused Disc Sw 5% 2024 \$2,200 5 \$100

Molded Case Bkrs 85% 2033 \* \* 5 \$1,000

Molded Case Bkrs 10% 2047 \* \* 5 \$100

## Wiring

Thermoplastic 90% 2035 \* \* 1

Thermoplastic 10% 2045 \* \* 1

## Motor Controllers

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

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$600

## Lighting

## Interior Lighting

Fluorescent 58% 2025 \$1,345,000 10 \$22,500

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

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

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

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

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2033	* *	4	\$2,500	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Basement								
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$11,800	
	Chemical System								
	Generic	100%			2020	\$25,500	1-3	\$55,000	

*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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

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

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Electrical		\$1,353,500
<b>Total</b>		<b>\$1,353,500</b>
Importance Code B		\$1,353,500
<b>Total</b>		<b>\$1,353,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$53,700			
Interior Architecture		\$11,400	\$8,400	
Electrical	\$1,500	\$5,300	\$1,500	\$1,900
Mechanical	\$11,000	\$6,600	\$7,300	\$80,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$70,100</b>	<b>\$27,300</b>	<b>\$21,100</b>	<b>\$85,900</b>
Importance Code A	\$55,500	\$1,800	\$1,800	\$1,800
Importance Code B	\$14,600	\$25,500	\$11,500	\$84,100
Importance Code C			\$7,700	
<b>Total</b>	<b>\$70,100</b>	<b>\$27,300</b>	<b>\$21,100</b>	<b>\$85,900</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
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$8,500	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : At Cornices And Throughout							
Masonry: Brick	90%			LIFE	* *	5	\$19,600	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$13,800	LIFE	* *	5	\$800	
	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	
Parapets								
Masonry: Brick	55%			LIFE	* *	5	\$6,000	
	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	\$9,400	2030	* *	5	\$11,600	
	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	\$17,400	2030	* *	5	\$8,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Over Third Floor Roof							
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Coping							
Roof								
Modified Bitumen	45%			2025	\$24,700	10	\$4,000	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Over Fourth Floor							
Panel/Paver: Cer/Brk	50%	Now	\$10,700	2035	* *			
	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	

**Interior**

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

<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</b>

**Interior**

**Floors**

Cast in Place Concrete	10%			LIFE	**	5	\$5,400	
Ceramic Tile	5%			2034	**	5	\$1,200	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	80%			2030	**	3	\$7,400	

**Interior Walls**

Ceramic Tile	25%			2034	**	5	\$15,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Gypsum Board	10%			LIFE	**	5	\$3,700	
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$10,200	

**Ceilings**

AcousTileSusp.Lay-In	80%			2038	**	5	\$17,900	
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*Water Penetration, Extent : Moderate, Area Affected : 10%  
Location : Third Floor Dormitories*

Plaster	20%			LIFE	**	5	\$2,800	
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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</b>

**Under 600 Volts**

**Service Equipment**

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

Conduit	100%			2035	**	1		
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**Panelboards**

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

**Wiring**

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

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

**Grounding Devices**

Generic	100%			LIFE	**	5	\$300	
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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	
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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</b>
<b>Stand-by Power</b>								
Generators								
Diesel	100%			2028	* *	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated @ 156 Kva</i>								
Batteries								
Nickel Cadmium	100%			2018	\$1,600	5	\$4,000	
Fuel Storage								
Main Tank	100%			2040	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	2%			2025	\$21,600	10	\$300	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
Fluorescent	98%			2025	\$1,059,900	10	\$16,200	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Service	40%			2025	\$3,800	1		
Emergency, Battery	10%			2025	\$2,600	10	\$400	
Exit, Service	50%			2025	\$3,200	1		
Exterior Lighting								
HID	100%			2025	\$72,700	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2025	\$17,500	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside, Hallways And Roof</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$199,300			
<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</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2035	* *	5	\$5,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$17,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Steam Piping/Pump	100%			2035	* *	4	\$900	
Terminal Devices								
Convactor/Radiator	100%			2030	* *	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Window/Wall Unit	65%			2020	\$25,700	1		
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$2,000	
No Component	80%							
Exhaust Fans								
Roof	20%			2025	\$3,100	2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2030	* *	1		
Water Heater								
Gas Fired	100%			2024	\$4,500	2	\$300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,800	4	\$1,600	
Backflow Preventer								
Generic	100%			2033	* *	1	\$1,100	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : All Floors 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.*

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Fire Pump									
	Generic	100%			2028	* *	1	\$3,400	
Chemical System									
	Generic	100%			2020	\$27,900	1-3	\$55,000	

*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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$680,000	\$106,200
Interior Architecture		\$406,100	\$516,800
Electrical			\$5,348,100
Mechanical			\$227,700
<b>Total</b>		<b>\$1,086,100</b>	<b>\$6,198,800</b>
Importance Code A		\$680,000	\$274,500
Importance Code B		\$406,100	\$5,866,800
Importance Code C			\$57,500
<b>Total</b>		<b>\$1,086,100</b>	<b>\$6,198,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,700			
Interior Architecture			\$10,000	
Electrical	\$1,100	\$1,900	\$1,100	\$10,700
Mechanical	\$8,800	\$6,600	\$12,800	\$39,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
<b>Total</b>	<b>\$33,500</b>	<b>\$13,400</b>	<b>\$28,900</b>	<b>\$55,000</b>
Importance Code A	\$22,400	\$3,800	\$3,800	\$4,000
Importance Code B	\$11,000	\$9,600	\$25,100	\$51,000
Importance Code C				
<b>Total</b>	<b>\$33,500</b>	<b>\$13,400</b>	<b>\$28,900</b>	<b>\$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.

**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
Exterior								
Exterior Walls								
Masonry: Brick	47%	Now	\$151,700	LIFE	**	5	\$51,500	
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	\$161,400	LIFE	**	5	\$54,800	
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	\$2,500	
Windows								
Aluminum	95%	Now	\$57,100	2041	**	5	\$3,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Clad	5%	Now	\$18,700	2050	**	5	\$1,100	
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	\$2,800	
Masonry: Brick	30%			LIFE	**	5	\$2,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Norh Parapet								
Explanation : Cement Stucco Coated								
Metal Panel	25%			2051	**	5	\$6,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES**

**Asset # : 2595**

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

Exterior

Roof

Modified Bitumen

97% 2-4 \$309,800 2035 \* \*

*Blisters, Extent : Moderate, Area Affected : 25%*

*Location : Over Fifth Floor*

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%*

*Location : Over Fifth Floor*

*Patching Evident, Extent : Moderate, Area Affected : 25%*

*Location : Over Fifth Floor*

*Seams Open/Split, Extent : Moderate, Area Affected : 20%*

*Location : Over Fifth Floor*

Skylight, Metal/Glass

3% 2051 \* \* 10 \$5,600

Interior

Floors

Cast in Place Concrete

5% LIFE \* \* 5 \$12,500

Ceramic Tile

10% 2034 \* \* 5 \$11,500

Vinyl Tile

30% 2025 \$285,500 3 \$12,900

Wood

55% Now \$406,100 2040 \* \* 5 \$59,100

*Deteriorated Finish, Extent : Moderate, Area Affected : 50%*

*Location : At Apartments*

*Split/Cracked, Extent : Moderate, Area Affected : 25%*

*Location : At Apartments*

Interior Walls

Gypsum Board

70% LIFE \* \* 5 \$57,500

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

*Location : Apartments 5b And 5c*

Plaster

30% LIFE \* \* 5 \$12,300

Ceilings

Gypsum Board

80% LIFE \* \* 5 \$114,600

Plaster

20% LIFE \* \* 5 \$14,300

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2035 \* \* 5 \$300

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 2000 Amperes*

Switchgear / Switchboard

Fused Disc Sw

100% 2035 \* \* 5 \$300

Raceway

Conduit

100% 2035 \* \* 1

Panelboards

Molded Case Bkrs

100% 2033 \* \* 5 \$2,100

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES**

**Asset # : 2595**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2035	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$500	
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Covered With Insulation							
Lighting									
	Interior Lighting								
	Fluorescent	10%			2025	\$420,300	10	\$7,000	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Fluorescent	20%			2025	\$840,600	10	\$14,000	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Corridors, Staircases							
	Incandescent	70%			2025	\$2,942,300	2	\$1,200	
	Egress Lighting								
	Emergency, Battery	50%			2030	* *	10	\$9,200	
	Exit, Service	50%			2030	* *	1		
	Exterior Lighting								
	HID	100%			2025	\$287,500	10	\$200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$69,100	1	\$8,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside, Hallways							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2025	\$788,300			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells 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
Heating									
	Energy Source								
	Natural Gas	100%			2045	* *	1		

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Estimates are rounded to the nearest hundred dollars.*

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2023	\$168,200	1	\$37,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$5,700	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$24,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2020	\$15,400	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,700	
	Exhaust Fans								
	Roof	100%			2025	\$59,500	2	\$2,300	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2030	* *	1		
	Water Heater								
	Gas Fired	100%			2020	\$17,400	2	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : B - G							
		Explanation : 1 Freight							
	No Component	90%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2035	* *	1-2	\$1,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Interior Architecture		\$297,500
Mechanical	\$53,700	\$133,900
<b>Total</b>	<b>\$53,700</b>	<b>\$431,300</b>
Importance Code A		\$133,900
Importance Code B	\$53,700	\$297,500
<b>Total</b>	<b>\$53,700</b>	<b>\$431,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Interior Architecture	\$28,800		\$6,800	\$9,500
Electrical	\$300	\$300	\$300	\$29,600
Mechanical	\$11,800	\$6,100	\$7,800	\$9,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$64,600</b>	<b>\$30,100</b>	<b>\$38,600</b>	<b>\$72,000</b>
Importance Code A	\$2,800	\$2,800	\$2,800	\$2,800
Importance Code B	\$46,300	\$27,300	\$34,600	\$69,200
Importance Code C	\$15,600		\$1,300	
<b>Total</b>	<b>\$64,600</b>	<b>\$30,100</b>	<b>\$38,600</b>	<b>\$72,000</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**  
**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</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$9,200	
Ceramic Tile	5%			2034	**	5	\$2,100	
Vinyl Tile	85%			2025	\$297,500	3	\$13,400	
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$15,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Retaining Wall In Boiler Room</i>								
Ceramic Tile	5%			2034	**	5	\$2,500	
Plaster	90%			LIFE	**	5	\$13,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	45%			2030	**	5	\$19,000	
Exposed Concrete	5%	Now	\$13,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Plaster	50%			LIFE	**	5	\$13,200	

<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</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2045	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2041	**	5	\$800	
<b>Wiring</b>								
Thermoplastic	100%			2045	**	1		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2030	**	10	\$7,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	70%			2030	**	10	\$18,100	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartment Rooms</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	**	10	\$3,400	
Exit, Service	50%			2030	**	1		
<b>Exterior Lighting</b>								
HID	100%			2030	**	10	\$100	

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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**SIROVICH CENTER / FLOOR (BASEMENT, 4, 5, 6, 7)**  
**Asset # : 14740**

<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</b>

**Alarm**

## Security System

No Component

70%

Generic

30%

2030

\* \*

1

\$3,200

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

## Fire/Smoke Detection

Generic, Digital

100%

2030

\* \*

*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</b>

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2035

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2023

\$133,900

1

\$27,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2035

\* \*

4

\$1,400

## Terminal Devices

Convactor/Radiator

100%

2030

\* \*

1

\$9,100

**Air Conditioning**

## Energy Source

Electricity

100%

2033

\* \*

1

## Conversion Equipment

Window/Wall Unit

95%

2020

\$53,700

1

No Component

5%

**Ventilation**

## Distribution

Ductwork/Diffusers

50%

LIFE

\* \*

2-5

\$7,800

No Component

50%

## Exhaust Fans

Roof

50%

2025

\$10,900

2

\$400

No Component

50%

**Plumbing**

## H/C Water Piping

Galv Iron/Steel

100%

0-2

\$4,100

2030

\* \*

1

*Corroded, Extent : Severe, Area Affected : 5%**Location : Throughout*

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

*Maintenance \$ are aggregated over a ten-year period. Site specific 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
Plumbing									
	Water Heater								
	Gas Fired	100%			2024	\$6,400	2	\$400	
		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		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$10,800	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2025	\$10,800	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2025	\$2,700	1	\$1,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 1 Unit B-6 & 1 Unit 1-7							
		Explanation : 2 Units							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 1-2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$14,200	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$7,900	
	Fire Pump								
	Generic	100%			2028	* *	1	\$5,300	

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : SPRINGFIELD FAMILY INN  
**Address** : 146-80 GUY R. BREWER BLVD.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2009  
**Area Sq Ft** : 61,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 19-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$105,300	\$122,300
Interior Architecture			\$139,200
Electrical		\$35,700	\$1,190,900
Mechanical			\$291,000
<b>Total</b>		<b>\$141,000</b>	<b>\$1,743,400</b>
Importance Code A		\$105,300	\$122,300
Importance Code B		\$35,700	\$1,571,600
Importance Code C			\$49,500
<b>Total</b>		<b>\$141,000</b>	<b>\$1,743,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$4,300		
Interior Architecture		\$15,500	\$2,200	
Electrical	\$700	\$1,500	\$700	\$1,600
Mechanical	\$34,400	\$6,800	\$14,500	\$18,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$39,000</b>	<b>\$32,000</b>	<b>\$21,400</b>	<b>\$24,400</b>
Importance Code A	\$3,000	\$7,300	\$3,000	\$3,100
Importance Code B	\$36,100	\$19,400	\$18,500	\$21,300
Importance Code C		\$5,400		
<b>Total</b>	<b>\$39,000</b>	<b>\$32,000</b>	<b>\$21,400</b>	<b>\$24,400</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**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

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

**Exterior**

## Exterior Walls

Masonry: Brick	95%			LIFE	**	5		\$65,100	
Stucco Cement	5%			2038	**	5		\$8,600	

## Windows

Aluminum	100%			2041	**	5		\$4,600	
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*Water Penetration, Extent : Light, Area Affected : 1%  
Location : At Sills Throughout*

## Parapets

Metal: Cage/Fence	100%			2038	**	5-10		\$83,800	
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## Roof

Built-Up (BUR)	65%			2033	**	10		\$57,100	
Metal Panel	35%			2038	**	10		\$56,400	

**Interior**

## Floors

Cast in Place Concrete	5%			LIFE	**	5		\$9,800	
Ceramic Tile	5%			2034	**	5		\$4,500	
Vinyl Tile	90%			2030	**	3		\$30,300	

## Interior Walls

Ceramic Tile	10%			2028	**	5		\$10,700	
Concrete Masonry Unit	13%			LIFE	**	5		\$5,600	
Gypsum Board	77%			LIFE	**	5		\$49,500	

*Water Penetration, Extent : Light, Area Affected : 1%  
Location : Throughout Rooms 208-216*

## Ceilings

Gypsum Board	80%			LIFE	**	5		\$89,700	
Plaster	20%			LIFE	**	5		\$11,200	

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2035	**	5		\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%  
Location : Electrical Room  
Explanation : 2- 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2035	**	5		\$300	
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## Raceway

Conduit	100%			2035	**	1			
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## Panelboards

Fused Disc Sw	5%			2033	**	5		\$100	
Molded Case Bkrs	95%			2033	**	5		\$1,500	

## Wiring

Thermoplastic	100%			2035	**	1			
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**DEPT. OF HOMELESS SERVICES - 071**  
**SPRINGFIELD FAMILY INN**  
**Asset # : 2670**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2030	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2030	* *	10	\$33,000	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Throughout The Building							
		Explanation : Using T-8 Lamps							
	Fluorescent	5%			2030	* *	10	\$2,700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	35%			2025	\$1,151,400	10	\$19,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-12 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2025	\$39,500	10	\$7,200	
	Exit, Service	50%			2025	\$9,800	1		
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2040	* *	5	\$900	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2033	* *	1	\$6,800	
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *			

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

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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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2047	* *	4	\$3,000	
Terminal Devices								
Air Handler	25%	Now	\$7,900	2025	\$78,900	1	\$8,300	
	Broken, Extent : Moderate, Area Affected : 3%							
	Location : 1 Unit In Basement							
Convactor/Radiator	75%			2030	* *	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%	Now	\$17,500	2023	\$174,900	2	\$400	
	Broken, Extent : Severe, Area Affected : 10%							
	Location : Roof							
Window/Wall Unit	10%			2020	\$12,000	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,400	
Exhaust Fans								
Interior	20%			2025	\$12,900	2	\$400	
Roof	80%			2025	\$37,200	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2045	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Unit							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2025	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2025	\$5,700	1	\$3,700	
Fixtures								
Generic	100%							
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
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : C-2									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	Generic	100%			2035		* *	1-2	\$16,800

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE  
**Address** : 100 CENTRAL AVENUE @ SLOSSON TERR  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987  
**Area Sq Ft** : 26,134 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 21-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$55,700	
Interior Architecture		\$193,400	\$239,300
Electrical			\$521,200
<b>Total</b>		<b>\$249,100</b>	<b>\$760,500</b>
Importance Code A		\$55,700	
Importance Code B		\$121,400	\$760,500
Importance Code C		\$72,000	
<b>Total</b>		<b>\$249,100</b>	<b>\$760,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$126,800		\$15,300	
Interior Architecture	\$72,000			\$3,600
Electrical	\$2,000	\$2,800	\$25,700	\$2,000
Mechanical	\$16,700	\$9,000	\$19,300	\$8,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$229,400</b>	<b>\$23,600</b>	<b>\$72,100</b>	<b>\$25,700</b>
Importance Code A	\$129,400	\$2,500	\$17,900	\$2,500
Importance Code B	\$100,000	\$21,000	\$54,200	\$23,200
Importance Code C				
<b>Total</b>	<b>\$229,400</b>	<b>\$23,600</b>	<b>\$72,100</b>	<b>\$25,700</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	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$20,800	LIFE	**	5	\$9,400		
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	\$22,800	LIFE	**	5	\$3,500		
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	\$55,700	LIFE	**	5	\$9,400	1	
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : Over Door At South Facade									
Masonry: Brick	40%			LIFE	**	5	\$15,100		
Stucco Cement	5%	Now	\$5,300	2037	**	5	\$2,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Stucco Cement	10%			2037	**	5	\$9,400		
Windows									
Aluminum	90%	Now	\$28,000	2040	**	5	\$1,100		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Steel	10%	Now	\$12,900	2049	**	5	\$1,600		
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	\$7,300	LIFE	**	5	\$1,300		
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	5%	Now	\$700	2044	**	5	\$200		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Coping									
Metal Rail	5%	Now	\$300	2029	**	5	\$700		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : At Corners Of Building									
Stucco Cement	25%			2037	**	5	\$1,300		

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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
Exterior									
Roof									
	Modified Bitumen	95%			2029	**	10	\$15,300	
	Skylight, Metal/Glass	5%	2-4	\$23,300	2034	**			
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
	Ceramic Tile	5%	0-2	\$14,500	2027	**	5	\$1,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Marble Panels	5%			LIFE	**	5	\$1,400	
	Terrazzo	15%	Now	\$26,200	LIFE	**	5	\$4,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Lobby									
	Vinyl Tile	75%	2-4	\$23,900	2024	\$239,300	3	\$10,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Plaster	100%	0-2	\$72,000	LIFE	**	5	\$13,800	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	80%	2-4	\$121,400	2029	**	5	\$15,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Throughout									
	Metal Panel	5%			LIFE	**	5	\$2,400	
	Plaster	15%	Now	\$7,400	LIFE	**	5	\$3,600	
Water Penetration, Extent : Light, Area Affected : 20%									
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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$4,700	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2024	\$71,600	5	\$100	
	Raceway								
	Conduit	100%			2024	\$34,400	1		
	Panelboards								
	Fused Disc Sw	10%			2023	\$2,900	5	\$100	
	Molded Case Bkrs	90%			2023	\$26,300	5	\$600	

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

**Asset # : 1944**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2024	\$50,300	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Stand-by Power									
	Transfer Switches								
	Manual	100%			2024	\$5,300	5	\$100	
	Generators								
	Not Accessible	100%							
	Batteries								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2029	* *	10	\$23,300	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2029	* *	10	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$3,100	
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2024	\$96,400	10	\$100	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2024	\$38,600	1	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Outside							
		Explanation : C C T V Surveillance Camera							
	Fire/Smoke Detection								
	Generic	100%			2024	\$264,300	1-3	\$16,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Horns 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
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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**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
Heating								
Conversion Equipment								
Steam Boiler	100%			2029	* *	1	\$25,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$1,900	
Terminal Devices								
Convactor/Radiator	100%			2037	* *	1	\$8,300	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2019	\$5,200	1		
No Component	90%							
Terminal Devices								
Fan Coil - Cooling	2%			2024	\$400	1	\$200	
No Component	98%							
Heat Rejection								
Air Condenser Unit	2%			2024	\$100	2	\$400	
No Component	98%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,300	
Exhaust Fans								
Roof	100%			2024	\$19,900	2	\$800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%	Now	\$1,800	2022	\$5,800	2	\$300	
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		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,500	4	\$2,500	

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

**Asset # : 1944**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2029	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boilers Only							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Bathtubs							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-6							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$7,200	
	Chemical System								
	Generic	100%			2022	\$25,500	1-3	\$50,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen							
		Explanation : Ansul-102							

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)  
**Address** : 99-103 STOCKHOLM STREET @CENTRAL AVENUE  
**Borough** : BROOKLYN **Agency's Number** : FK28  
**Program / Asset #** : DHS0085.000 / 4457 **Yr Built/Renovated** : 1923 / 2012  
**Area Sq Ft** : 55,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 02-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$285,800	\$54,400
Interior Architecture		\$89,300	\$236,700
Electrical			\$3,156,600
Mechanical			\$42,700
<b>Total</b>		<b>\$375,100</b>	<b>\$3,490,400</b>
Importance Code A		\$285,800	\$54,400
Importance Code B			\$3,387,300
Importance Code C		\$89,300	\$48,700
<b>Total</b>		<b>\$375,100</b>	<b>\$3,490,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$49,700			
Interior Architecture	\$61,200	\$2,900		\$15,300
Electrical	\$1,000	\$400	\$900	\$400
Mechanical	\$22,400	\$7,300	\$8,800	\$5,100
<b>Total</b>	<b>\$134,300</b>	<b>\$10,500</b>	<b>\$9,700</b>	<b>\$20,800</b>
Importance Code A	\$52,400	\$2,700	\$2,700	\$2,700
Importance Code B	\$67,000	\$7,800	\$7,000	\$4,500
Importance Code C	\$14,900			\$13,500
<b>Total</b>	<b>\$134,300</b>	<b>\$10,500</b>	<b>\$9,700</b>	<b>\$20,800</b>



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

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

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

**DEPT. OF HOMELESS SERVICES - 071**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	45%	Now	\$76,000	LIFE	* *	5	\$25,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	50%	Now	\$84,400	LIFE	* *	5	\$28,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout, Bulkheads							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways							
	Explanation : Stucco On Brick							
Masonry: Limestone	5%	Now	\$15,300	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	90%	Now	\$90,000	2042	* *	5	\$5,500	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Clad	10%	Now	\$6,200	2034	* *	5	\$3,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	\$41,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Areaways And Interior Face							
	Explanation : Stucco On Brick							
Masonry: Sandstone	35%	Now	\$28,200	LIFE	* *	5	\$4,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	95%			2036	* *	10	\$19,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2056	* *	10	\$3,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$12,500	
Ceramic Tile	20%	Now	\$10,800	2035	* *	5	\$5,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	25%			2026	\$118,500	3	\$7,100	
Vinyl Tile	40%			2036	* *	3	\$8,600	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Wood	10%			2041	* *	5	\$10,700	

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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

**Interior**

**Interior Walls**

Ceramic Tile	20%			2035	* *	5	\$27,100	
Gypsum Board	60%			LIFE	* *	5-10	\$138,000	
Plaster	20%			LIFE	* *	5-10	\$23,000	

**Ceilings**

Gypsum Board	100%	Now	\$27,400	LIFE	* *	5	\$69,400	
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*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2036	* *	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400a & Two 200a Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2036	* *	5	\$200	
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**Raceway**

Conduit	100%			2036	* *	1		
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**Panelboards**

Molded Case Bkrs	100%			2034	* *	5	\$1,400	
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**Wiring**

Thermoplastic	100%			2036	* *	1		
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**Motor Controllers**

Locally Mounted	100%			2031	* *	5	\$400	
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**Ground**

**Grounding Devices**

Generic	100%			LIFE	* *	5	\$1,600	
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**Lighting**

**Interior Lighting**

Fluorescent	25%			2026		\$754,700	10	\$12,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Offices, Basement, Hallway & Stairway*

*Explanation : Using T-12 Lamps*

Incandescent	75%			2026		\$2,264,200	2	\$900	
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**Egress Lighting**

Emergency, Battery	50%			2026		\$36,200	10	\$6,600	
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Exit, Service	50%			2026		\$8,900	1		
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**Exterior Lighting**

HID	50%			2026		\$101,400	10	\$100	
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No Component	50%								
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**Alarm**

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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</b>

**Alarm**

Security System

No Component

90%

Generic

10%

2031

\* \*

1

\$2,100

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\* \*

<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</b>

**Heating**

Energy Source

Natural Gas

100%

2036

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2031

\* \*

1

\$27,200

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

*Location : Boiler Room*

*Explanation : 5 Gas Fired Modular Hot Water Boiler -300,000 Btu/hr Ea*

Distribution

Hot Wtr Piping/Pump

100%

2034

\* \*

4

\$4,100

Terminal Devices

Convactor/Radiator

100%

2031

\* \*

1

\$17,800

**Air Conditioning**

Energy Source

Electricity

100%

2042

\* \*

1

Conversion Equipment

Window/Wall Unit

25%

2021

\$27,600

1

No Component

75%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$48,600

Exhaust Fans

Roof

100%

2026

\$42,700

2

\$1,700

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2031

\* \*

1

Water Heater

Gas Fired

100%

2024

\$12,500

2

\$800

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

*Location : Boiler Room*

*Explanation : 2 Units - A O Smith 100 Gallons Ea*

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

**Asset # : 4457**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$800	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**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 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$262,000	\$142,700
Interior Architecture	\$486,800	\$726,800
Electrical	\$86,100	\$718,200
Mechanical	\$135,500	\$2,379,900
<b>Total</b>	<b>\$970,400</b>	<b>\$3,967,600</b>
Importance Code A	\$262,000	\$468,800
Importance Code B	\$708,400	\$3,498,900
<b>Total</b>	<b>\$970,400</b>	<b>\$3,967,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture		\$200		\$6,900
Interior Architecture	\$65,200	\$2,600		\$10,300
Electrical	\$44,700	\$41,100	\$10,700	\$9,400
Mechanical	\$30,000	\$44,700	\$18,200	\$14,200
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$157,700</b>	<b>\$106,300</b>	<b>\$46,700</b>	<b>\$58,500</b>
Importance Code A	\$6,800	\$7,100	\$6,800	\$13,700
Importance Code B	\$148,200	\$99,100	\$39,900	\$44,800
Importance Code C	\$2,700			
<b>Total</b>	<b>\$157,700</b>	<b>\$106,300</b>	<b>\$46,700</b>	<b>\$58,500</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**  
**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	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$66,300		
Masonry: Brick	90%	Now	\$225,100	LIFE	**	5	\$76,400		
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		
Steel	5%	0-2	\$36,900	2048	**	5	\$4,500		
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		
Metal Panel	2%			2043	**	5	\$400		
Metal Rail	25%			2036	**	5-10	\$23,200		
Roof									
Cast in Place Concrete	3%			LIFE	**				
Modified Bitumen	92%			2031	**	10	\$26,600		
Skylight, Plastic	5%			2036	**	1			
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$20,900	LIFE	**	5	\$22,500		
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		
Quarry Tile	5%	Now	\$28,800	2028	**	5	\$3,800		
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	\$681,900	3	\$41,100		
Interior Walls									
Ceramic Tile	5%			2032	**	5	\$5,400		
Gypsum Board	15%			LIFE	**	5	\$9,800		
Plaster	80%			LIFE	**	5	\$26,000		

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	* *	5	\$10,300	
AcousTileSusp.Lay-In	5%			2028	* *	5	\$5,100	
Exposed Concrete	10%	Now	\$64,500	LIFE	* *	5	\$1,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Boiler Room							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
	Location : Boiler Room							
Exposed Struc: Steel	5%	Now	\$422,300	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Space Below Ramp At West Side							
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
	Location : Space Below Ramp At West Side							
Plaster	70%			LIFE	* *	5	\$44,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$20,300	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$119,300	5	\$300	
Raceway								
Conduit	90%			2023	\$87,000	1		
Conduit	10%			2033	* *	1		
Panelboards								
Fused Disc Sw	10%			2022	\$6,600	5	\$200	
Molded Case Bkrs	70%			2022	\$46,000	5	\$1,300	
Molded Case Bkrs	20%			2031	* *	5	\$400	
Wiring								
Braided Cloth	10%	2-4	\$15,000	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	70%			2023	\$105,100	1		
Thermoplastic	20%			2033	* *	1		
Motor Controllers								
Locally Mounted	65%			2021	\$44,300	5	\$300	
Locally Mounted	15%			2028	* *	5	\$100	
Locally Mounted	20%	0-2	\$13,600	2043	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								

**Ground**

*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**  
**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</b>
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2021	\$11,000	1	\$21,200	
Generators								
Diesel	100%			2019	\$86,100	1	\$26,600	
<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%			2017	\$1,500	5	\$2,500	
Fuel Storage								
Day Tank	50%			2022	\$2,400	5	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 50 Gallon Tank</i>								
Main Tank	50%			2026	\$4,100	5	\$1,000	
<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	
<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	
<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	\$14,800	1		
Emergency, Battery	5%			2018	\$4,500	10	\$800	
Exit, Service	50%			2018	\$11,200	1		
Exterior Lighting								
HID	100%			2023	\$253,600	10	\$200	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$7,700	
<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**

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)		

**Alarm**

Fire/Smoke Detection  
Generic

100% 2031 \* \* 1-3 \$42,400  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

**Heating**

Energy Source

Fuel Oil No 2

100% 2033 \* \* 5 \$21,200

Conversion Equipment

Steam Boiler

100% 2021 \$326,000 1 \$67,900  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub Basement*  
*Explanation : 3 Units - Replacement Project Has Just Started*

Distribution

Steam Piping/Pump

100% Now \$46,800 2033 \* \* 4 \$3,400  
*Corroded, Extent : Severe, Area Affected : 50%*  
*Location : Basement*  
*Steam Traps Faulty, Extent : Severe, Area Affected : 50%*  
*Location : Throughout*

Terminal Devices

Convactor/Radiator

100% 2021 \$632,600 1 \$22,200

**Air Conditioning**

Energy Source

Electricity

100% 2031 \* \* 1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

15% 2021 \$200,100 2 \$600  
*R-22 Refrigerant, Extent : Light, Area Affected : 15%*  
*Location : 4th Floor*

Window/Wall Unit

5% 2018 \$6,900 1

No Component

80%

**Ventilation**

Distribution

Ductwork/Diffusers

10% LIFE \* \* 2-5 \$3,800

No Component

90%

Exhaust Fans

Roof

10% 2018 \$5,300 2 \$200

Wall Unit

15% 2023 \$15,200 2 \$300

No Component

75%

**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.*

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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**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2023	\$100,000	1		
	Galv Iron/Steel	50%	Now	\$5,000	2021	\$100,000	1		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub Basement And Water Main								
	HW Heat Exchanger								
	Low Temp	100%			2023	\$20,800	4	\$6,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%	Now	\$10,800	2033	* *	4	\$1,600	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Sub Basement								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	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	\$239,000	1-5	\$35,900	
	Sprinkler								
	Generic	100%	Now	\$39,100	2023	\$782,000	1-2	\$16,700	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Fire Pump								
	Generic	100%	Now	\$2,500	2019	\$49,600	1	\$11,500	
	Corroded, Extent : Severe, Area Affected : 10%								
	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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : UNIVERSITY AVE. FAMILY RESIDENCE  
**Address** : 1041-51 UNIVERSITY AVENUE @W. 165 STREET  
**Borough** : BRONX **Agency's Number** : FB26  
**Program / Asset #** : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002  
**Area Sq Ft** : 65,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 27-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$465,100	\$400,300
Interior Architecture		\$503,000	\$113,200
Electrical			\$4,054,700
Mechanical			\$200,800
<b>Total</b>		<b>\$968,100</b>	<b>\$4,769,000</b>
Importance Code A		\$465,100	\$400,300
Importance Code B		\$441,400	\$4,368,700
Importance Code C		\$61,600	
<b>Total</b>		<b>\$968,100</b>	<b>\$4,769,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$91,600			
Interior Architecture	\$114,500		\$1,000	\$8,200
Electrical	\$1,700	\$700	\$1,600	\$700
Mechanical	\$42,600	\$17,000	\$18,000	\$11,000
<b>Total</b>	<b>\$250,500</b>	<b>\$17,800</b>	<b>\$20,500</b>	<b>\$19,900</b>
Importance Code A	\$105,600	\$3,200	\$3,200	\$3,200
Importance Code B	\$97,400	\$14,600	\$17,300	\$12,200
Importance Code C	\$47,400			\$4,600
<b>Total</b>	<b>\$250,500</b>	<b>\$17,800</b>	<b>\$20,500</b>	<b>\$19,900</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**  
**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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$6,700	LIFE	* *	5	\$4,600	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads A And B								
Metal Panel	2%	Now	\$1,300	2046	* *	5	\$3,400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%	Now	\$8,800	LIFE	* *	5	\$8,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Stucco Cement	90%	Now	\$465,100	2031	* *	5	\$102,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Windows								
Aluminum	95%	Now	\$23,800	2042	* *	5	\$2,900	
Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Metal Clad	5%	Now	\$15,600	2051	* *	5	\$1,000	
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								
Pre-Cast Concrete	5%	Now	\$1,000	LIFE	* *	5	\$1,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Stucco Cement	95%	Now	\$27,600	2031	* *	5	\$7,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Roof								
Modified Bitumen	95%			2026	\$253,100	10	\$44,500	
Other Observation, Extent : Moderate, Area Affected : 66%								
Location : Throughout								
Explanation : Work In Progress								
Skylight, Metal/Glass	5%	Now	\$6,800	2036	* *			
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairs A And C								

**Interior**

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	2%			2025	\$23,800	3	\$2,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$20,900	
	Ceramic Tile	10%	Now	\$9,000	2035	**	5	\$4,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Staff Restroom On First Floor								
	Vinyl Tile	30%	Now	\$11,900	2031	**	3	\$10,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Wood	53%	0-2	\$326,400	2041	**	5	\$47,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	2%	Now	\$61,600	2041	**	5	\$1,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Basement Cooridor								
	Loose/Delam Surface, Extent : Severe, Area Affected : 10%								
	Location : Basement								
	Ceramic Tile	8%			2035	**	5	\$9,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$4,600	
	Gypsum Board	50%	Now	\$23,100	LIFE	**	5	\$34,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Plaster	35%			LIFE	**	5-10	\$34,000	
Ceilings									
	AcousTileSusp.Lay-In	15%			2031	**	5	\$14,300	
	Exposed Concrete	5%			LIFE	**	5-10	\$6,000	
	Exposed Struc: Steel	5%			LIFE	**	10	\$9,600	
	Gypsum Board	55%			LIFE	**	5-10	\$180,700	
	Plaster	20%			LIFE	**	5-10	\$32,900	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	40%			2036	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200a Main Disconnect Switch For House							
	Fused Disc Sw	60%			2036	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800a Main Disconnect Switch For Unit Apartment							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2036	* *	5	\$300	

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**  
**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
Under 600 Volts									
	Raceway								
	Conduit	100%			2036	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2034	* *	5	\$100	
	Molded Case Bkrs	95%			2034	* *	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2031	* *	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,900	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2026	\$1,752,700	10	\$29,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Apartment Units							
	Fluorescent	10%			2026	\$350,500	10	\$5,900	
		T-9 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Apartment Units							
	Fluorescent	40%			2026	\$1,402,200	10	\$23,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircases,Hallway,Offices & Basement							
		Explanation : T12 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2026	\$42,100	10	\$7,700	
	Exit, Service	50%			2026	\$10,400	1		
	Exterior Lighting								
	HID	50%			2026	\$119,900	10	\$100	
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$7,300	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2026	\$328,700			

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		

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**  
**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
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$14,000	2031	* *	1	\$28,400	
	Malfunctioning, Extent : Severe, Area Affected : 50%								
	Location : Boiler#4 And 5 Not Working In The Sub-basement								
	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%			2034	* *	4	\$4,700	
	Terminal Devices								
	Convactor/Radiator	100%			2031	* *	1	\$20,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	25%			2024	\$200,800	2	\$1,000	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,400	
	Exhaust Fans								
	Interior	20%			2031	* *	2	\$400	
	Roof	80%			2031	* *	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2031	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$14,500	2	\$900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$3,900	
	Fixtures								
	Generic	100%							
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$32,200	
	Sprinkler								
	No Component	95%							
	Generic	5%			2046	* *	1-2	\$900	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Chemical System									
	Generic	100%			2024	\$25,500	1-3	\$50,600	

*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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : URBAN FAMILY CENTER  
**Address** : 130 BARUCH PLACE @ E. HOUSTON ST  
**Borough** : MANHATTAN **Agency's Number** : FM07  
**Program / Asset #** : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 2015  
**Area Sq Ft** : 91,283 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 09-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,410,300	\$211,800
Interior Architecture		\$203,300	\$1,165,900
Electrical			\$758,100
Mechanical			\$1,463,100
<b>Total</b>		<b>\$1,613,700</b>	<b>\$3,598,800</b>
Importance Code	A	\$1,410,300	\$247,900
Importance Code	B	\$157,900	\$3,283,500
Importance Code	C	\$45,500	\$67,400
<b>Total</b>		<b>\$1,613,700</b>	<b>\$3,598,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$14,600			
Interior Architecture	\$92,800			\$14,300
Electrical	\$30,800		\$400	\$900
Mechanical	\$40,500	\$20,000	\$14,200	\$13,400
<b>Total</b>	<b>\$178,700</b>	<b>\$20,000</b>	<b>\$14,700</b>	<b>\$28,600</b>
Importance Code	A	\$23,500	\$8,900	\$8,900
Importance Code	B	\$111,500	\$5,800	\$19,700
Importance Code	C	\$43,700		
<b>Total</b>	<b>\$178,700</b>	<b>\$20,000</b>	<b>\$14,700</b>	<b>\$28,600</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**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$145,300	LIFE	* *	5	\$33,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cast Stone/Terra Cotta	5%	Now	\$273,600	LIFE	* *	5	\$51,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Hroughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	5%	Now	\$194,400	LIFE	* *	5	\$6,600	1
Diagonal Cracks, Extent : Moderate, 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	\$583,200	LIFE	* *	5	\$99,000	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Loose Units, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	\$10,600	LIFE	* *	5	\$21,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Stucco Cement	5%	Now	\$37,300	2031	* *	5	\$8,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 30%								
Location : Throughout South Facade								
Windows								
Aluminum	95%	Now	\$103,300	2042	* *	5	\$4,200	
Air Infiltration, Extent : Moderate, 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%	0-2	\$1,300	2035	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
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**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Metal: Cage/Fence	100%	Now	\$2,700	2031	* *	5	\$22,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Throughout							
Roof									
	Modified Bitumen	97%			2036	* *	10	\$54,700	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Skylight, Metal/Glass	3%	Now	\$73,200	2036	* *			
		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	\$29,400	
	Ceramic Tile	10%	Now	\$50,800	2035	* *	5	\$6,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Vinyl Tile	85%	0-2	\$47,400	2026	\$947,500	3	\$42,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%	Now	\$21,600	2035	* *	5	\$4,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	70%	Now	\$45,500	LIFE	* *	5	\$67,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	25%			LIFE	* *	5-10	\$34,100	
Ceilings									
	Gypsum Board	90%	0-2	\$59,700	LIFE	* *	5	\$151,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	10%	Now	\$34,400	LIFE	* *	5	\$8,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							

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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**URBAN FAMILY CENTER**  
**Asset # : 4445**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$36,100	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 800 Amps Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$119,300	5	\$400	
	Raceway								
	Conduit	15%			2036	* *	1		
	Conduit	85%			2026	\$82,200	1		
	Panelboards								
	Fused Disc Sw	5%			2034	* *	5	\$100	
	Fused Disc Sw	10%			2025	\$8,800	5	\$200	
	Molded Case Bkrs	15%			2034	* *	5	\$400	
	Molded Case Bkrs	70%			2025	\$61,300	5	\$1,700	
	Wiring								
	Braided Cloth	10%	2-4	\$15,000	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2036	* *	1		
	Thermoplastic	50%			2026	\$75,100	1		
	Motor Controllers								
	Locally Mounted	30%			2031	* *	5	\$200	
	Locally Mounted	70%			2024	\$127,900	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$9,300	LIFE	* *	5	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	* *	10	\$82,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T8 Lamps							
	Egress Lighting								
	Emergency, Battery	30%			2021	\$35,400	10	\$6,500	
	Emergency, Battery	20%			2031	* *	10	\$4,300	
	Exit, Service	40%			2021	\$11,700	1		
	Exit, Service	10%			2034	* *	1		
Alarm									
	Fire/Smoke Detection								
	No Component	85%							
	Generic, Analog	15%			2026	\$138,500			

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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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	* *	1		
		Not in Service, Extent : Moderate, Area Affected : 100% Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Hurricane Sandy, The Facility Presently Operates On Temporary Fuel Source						
Conversion Equipment								
Steam Boiler	100%			2031	* *	1	\$88,800	
		Damaged, Extent : Severe, Area Affected : 100% Location : Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System. Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units						
Distribution								
Steam Piping/Pump	100%			2026	\$611,500	4	\$6,600	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Terminal Devices								
Convactor/Radiator	95%			2024	\$785,900	1	\$27,500	
		On Extended Life, Extent : Severe, Area Affected : 100% Location : Throughout						
Fan Coil Unit/Heat	5%			2021	\$65,600	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2024	\$18,000	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$15,800	
No Component	80%							
Exhaust Fans								
Roof	10%			2026	\$7,000	2	\$300	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Low Temp	100%			2026	\$27,200	4	\$13,300	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Basement, Equipment Was Damaged During Hurricane Sandy						

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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
Plumbing									
	Sanitary Piping								
	Cast Iron	90%			LIFE	* *	1		
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	10%	0-2	\$19,000	LIFE	* *	1		
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout Residence Bathrooms, Defective Bath Tube Triple Lever Valves							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
	Rigid Piping	20%	0-2	\$2,200	2036	* *	4	\$300	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Basement, 4 Of 8 Defective Pumps							
	Rigid Piping	80%			2021	\$8,600	4	\$2,000	
Backflow Preventer									
	Generic	100%			2026	\$8,500	1	\$5,500	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2036	* *	1-2	\$7,500	

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : **WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)**  
**Address** : **771-775 MAC DONOUGH STREET**  
**Borough** : **BROOKLYN** **Agency's Number** : **FK25**  
**Program / Asset #** : **DHS0086.000 / 4458** **Yr Built/Renovated** : **1923 / 1990**  
**Area Sq Ft** : **45,000** **Project Type** : **HOMELESS SERVICES**  
**Date of Survey** : **03-Jun-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,4**  
**Block** : **1498** **Lot** : **53** **BIN** : **3040227**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$68,300
Interior Architecture	\$130,100	\$72,600
Electrical		\$1,605,500
<b>Total</b>	<b>\$130,100</b>	<b>\$1,746,400</b>
Importance Code A		\$68,300
Importance Code B	\$61,900	\$1,640,900
Importance Code C	\$68,200	\$37,200
<b>Total</b>	<b>\$130,100</b>	<b>\$1,746,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$54,100		\$800	
Interior Architecture	\$5,500		\$15,300	\$17,000
Electrical	\$800	\$300	\$800	\$300
Mechanical	\$16,200	\$5,100	\$5,600	\$4,000
<b>Total</b>	<b>\$76,600</b>	<b>\$5,400</b>	<b>\$22,400</b>	<b>\$21,200</b>
Importance Code A	\$56,300	\$2,200	\$3,100	\$2,200
Importance Code B	\$20,200	\$3,100	\$19,400	\$8,700
Importance Code C				\$10,300
<b>Total</b>	<b>\$76,600</b>	<b>\$5,400</b>	<b>\$22,400</b>	<b>\$21,200</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.

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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
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,600	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Chimney								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Chimney								
Masonry: Brick	85%			LIFE	**	5	\$30,400	
Metal Panel	5%			2046	**	5-10	\$6,200	
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$2,900	
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%			2042	**	5	\$5,100	
Metal Clad	5%			2034	**	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,100	LIFE	**	5	\$2,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Masonry: Brick	60%			LIFE	**	5-10	\$20,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Face And Areaways								
Explanation : Stucco On Brick								
Masonry: Brick	20%	Now	\$5,700	LIFE	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	10%			2046	**	5	\$2,000	
Metal Rail	5%	Now	\$700	2031	**	5	\$1,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Roof								
Modified Bitumen	98%			2026	\$68,300	10	\$12,000	
Skylight, Metal/Glass	2%	Now	\$3,500	2036	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Bulkhead								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Bulkhead								
Interior								
Floors								
Carpet	5%			2025	\$20,700	3	\$2,500	
Ceramic Tile	40%			2035	**	5	\$13,300	
Vinyl Tile	10%			2031	**	3	\$1,200	
Wood	45%			2054	**	5	\$28,100	

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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	

**Interior**

**Interior Walls**

Ceramic Tile	25%			2035	**	5	\$20,700	
Gypsum Board	75%			LIFE	**	5-10	\$105,400	

**Ceilings**

Gypsum Board	85%			LIFE	**	5-10	\$97,200	
Plaster	15%			LIFE	**	5-10	\$8,600	

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2036	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400a & Two 200a Main Disconnect Switch*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2036	**	5	\$200	
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**Raceway**

Conduit	95%			2036	**	1		
Conduit	5%			2046	**	1		

**Panelboards**

Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,100	

**Wiring**

Thermoplastic	95%			2036	**	1		
Thermoplastic	5%			2046	**	1		

**Ground**

**Grounding Devices**

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

**Interior Lighting**

Fluorescent	5%			2026	\$123,500	10	\$2,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-12 Lamps*

Fluorescent	35%			2034	**	10	\$14,400	
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*T-8 Lamps, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Incandescent	60%			2026	\$1,482,000	2	\$600	
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**Egress Lighting**

Emergency, Battery	50%			2026	\$29,600	10	\$5,400	
Exit, Service	50%			2026	\$7,300	1		

**Exterior Lighting**

LED	50%			2036	**			
No Component	50%							

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

**Asset # : 4458**

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)		

**Alarm**

Security System

No Component

90%

Generic

10%

2034

\* \*

1

\$1,700

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

\* \*

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)		

**Heating**

Energy Source

Natural Gas

100%

2046

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2031

\* \*

1

\$22,300

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

*Location : Boiler Room*

*Explanation : 3 Gas Fired Modular Hot Water Boilers, Hydrotherm-720,000 Btu/hr*

Distribution

Hot Wtr Piping/Pump

100%

2034

\* \*

4

\$3,300

Terminal Devices

Convactor/Radiator

100%

2031

\* \*

1

\$14,500

**Air Conditioning**

Energy Source

Electricity

100%

2042

\* \*

1

Conversion Equipment

Window/Wall Unit

25%

2021

\$22,600

1

No Component

75%

**Ventilation**

Distribution

Ductwork/Diffusers

50%

LIFE

\* \*

2-5

\$19,900

No Component

50%

Exhaust Fans

Roof

100%

2026

\$34,900

2

\$1,400

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2036

\* \*

1

Water Heater

Gas Fired

50%

2025

\$5,100

2

\$300

*Recent Installation, Extent : Light, Area Affected : 50%*

*Location : Basement, One Newly Installed Unit*

Gas Fired

50%

0-2

\$5,100

2026

\$5,100

2

\$300

*Corroded, Extent : Severe, Area Affected : 50%*

*Location : Basement, Deteriorated Unit*

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

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

**Asset # : 4458**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	99%							
	Generic	1%			2036	* *	1-2	\$100	
Other Observation, Extent : Light, Area Affected : 1%									
Location : Laundry Room									
Explanation : One Sprinkler Head Observed In Laundry Room									

*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 : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : WEBSTER AVENUE SRO  
**Address** : 1075 WEBSTER AVENUE @E. 166 STREET  
**Borough** : BRONX **Agency's Number** : SR01  
**Program / Asset #** : DHS0079.000 / 4451 **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 57,913 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 28-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9  
**Block** : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$83,500	\$239,500
Interior Architecture		\$314,900	\$137,100
Electrical			\$4,026,100
Mechanical		\$141,100	\$62,500
<b>Total</b>		<b>\$539,600</b>	<b>\$4,465,200</b>
Importance Code A		\$83,500	\$302,000
Importance Code B		\$360,900	\$4,111,300
Importance Code C		\$95,200	\$51,900
<b>Total</b>		<b>\$539,600</b>	<b>\$4,465,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$72,000		\$6,900	
Interior Architecture	\$26,300		\$21,300	\$5,700
Electrical	\$6,600	\$4,700	\$9,500	\$4,700
Mechanical	\$29,100	\$15,000	\$22,500	\$12,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
<b>Total</b>	<b>\$151,800</b>	<b>\$37,500</b>	<b>\$78,000</b>	<b>\$41,000</b>
Importance Code A	\$74,800	\$2,800	\$9,700	\$2,800
Importance Code B	\$69,300	\$34,700	\$68,300	\$35,600
Importance Code C	\$7,600			\$2,500
<b>Total</b>	<b>\$151,800</b>	<b>\$37,500</b>	<b>\$78,000</b>	<b>\$41,000</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.

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**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER AVENUE SRO**  
**Asset # : 4451**

<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</b>
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$43,900	
Masonry: Brick Cavity	95%			LIFE	**	5	\$167,000	
Windows								
Aluminum	100%			2042	**	5	\$5,900	
Parapets								
Masonry: Brick Cavity	75%			LIFE	**	5-10	\$15,800	
Metal Panel	5%			2046	**	5	\$600	
Metal: Cage/Fence	20%	Now	\$2,400	2031	**	5	\$2,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	80%	Now	\$31,200	2026			\$156,000	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Metal Panel	15%			2039	**	10	\$6,900	
Skylight, Metal/Glass	5%			2046	**	10	\$4,200	
<b>Interior</b>								
Floors								
Carpet	15%			2025			\$19,200	
Cast in Place Concrete	10%			LIFE	**	5	\$37,300	
Ceramic Tile	5%			2035	**	5	\$4,300	
Vinyl Tile	60%			2031	**	3	\$19,200	
Vinyl Tile	10%	2-4	\$70,700	2036	**	3	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pavillion</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,100	
Glass: Single Pane	10%			LIFE	**	5	\$15,300	
Gypsum Board	85%			LIFE	**	5-10	\$147,100	
Ceilings								
AcousTileSusp.Lay-In	20%			2039	**	5	\$17,000	
Gypsum Board	80%			LIFE	**	5-10	\$234,200	

<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</b>

Under 600 Volts

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**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER AVENUE SRO**  
**Asset # : 4451**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 3000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	90%			2036	* *	5	\$200	
Molded Case Bkrs	10%			2036	* *	5	\$200	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2034	* *	5	\$100	
Molded Case Bkrs	95%			2034	* *	5	\$1,400	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2031	* *	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2031	* *	1	\$17,800	
Generators								
Diesel	100%			2029	* *	1	\$22,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Emergency Generator Rated @ 230kw								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$2,100	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$5,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Main Tank	50%			2041	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 1000 Gallons Rating Capacity								
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$2,967,100	10	\$49,600	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2026	\$156,200	10	\$2,600	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								

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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</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2026	\$13,700	1		
Exit, Service	50%			2026	\$9,300	1		
Exterior Lighting								
HID	100%			2026	\$213,600	10	\$200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$300	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	0%					1		
Generic	30%			2026	\$51,300	1	\$6,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2026	\$585,800			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations, Horns And Alarm Bells</i>								

<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</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	50%			2039	* *	1	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Hot Water Boiler	50%			2024	\$62,500	1	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,200	

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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
Heating									
	Terminal Devices								
	Air Handler	10%			2031	**	1	\$3,500	
	Convactor/Radiator	90%	Now	\$47,200	2031	**	1	\$14,900	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : 1st Fl. Pavilion And Offices							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Pavilion							
		Explanation : There Is No Heat At All In 1st Fl. Pavilion							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	40%	Now	\$57,300	2027	**	2	\$1,100	
		Not in Service, Extent : Moderate, Area Affected : 30%							
		Location : Various							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : 35 Small Units, Various							
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$36,600	2036	**	2	\$300	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 2 Units, Lower Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2 Units, Lower Roof							
	Window/Wall Unit	10%			2021	\$11,400	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$50,200	
	Exhaust Fans								
	Interior	20%			2031	**	2	\$400	
	Roof	80%			2031	**	2	\$1,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	**	1		
	Water Heater								
	Gas Fired	100%			2021	\$12,900	2	\$800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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**DEPT. OF HOMELESS SERVICES - 071**  
**WEBSTER AVENUE SRO**  
**Asset # : 4451**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-9									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
Generic		100%			2046		* *	1-5	\$28,700
Sprinkler									
Generic		100%			2046		* *	1-2	\$15,900
Fire Pump									
Generic		100%			2029		* *	1	\$10,600
Chemical System									
Generic		100%			2025	\$25,500		1-3	\$50,600

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Print Date : 23-Oct-2015

**DEPT. OF HOMELESS SERVICES - FY 2016**

**Asset Name** : WILLOW AVENUE MENS SHELTER  
**Address** : 781 EAST 135TH STREET @WILLOW AVENUE  
**Borough** : BRONX **Agency's Number** : HX010  
**Program / Asset #** : DHS0075.000 / 4447 **Yr Built/Renovated** : 1886 / 2014  
**Area Sq Ft** : 29,000 **Project Type** : HOMELESS SERVICES  
**Date of Survey** : 27-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$38,300	\$134,400
Interior Architecture		\$1,100,000	\$133,800
Electrical			\$1,484,600
Mechanical			\$372,900
<b>Total</b>		<b>\$1,138,300</b>	<b>\$2,125,700</b>
Importance Code A		\$38,300	\$134,400
Importance Code B		\$1,032,100	\$1,991,300
Importance Code C		\$67,900	
<b>Total</b>		<b>\$1,138,300</b>	<b>\$2,125,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$68,200		\$33,800	
Interior Architecture	\$64,100		\$1,300	\$1,300
Electrical	\$46,300	\$300	\$500	\$600
Mechanical	\$4,400	\$5,600	\$5,200	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$186,900</b>	<b>\$9,900</b>	<b>\$44,800</b>	<b>\$10,800</b>
Importance Code A	\$71,000	\$2,800	\$36,700	\$2,800
Importance Code B	\$87,700	\$7,100	\$6,800	\$7,900
Importance Code C	\$28,200		\$1,300	
<b>Total</b>	<b>\$186,900</b>	<b>\$9,900</b>	<b>\$44,800</b>	<b>\$10,800</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
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$7,800	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Masonry: Brick	98%			LIFE	* *	5	\$76,700	
	Recent Repair Evident, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$30,600	2034	* *	5	\$1,200	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 70%							
	Location : Throughout							
Wood	5%	Now	\$3,600	2051	* *	5	\$700	
	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%			2039	* *	5-10	\$55,700	
Roof								
Roll Roofing	95%	Now	\$28,800	2022	\$96,000	5	\$19,900	
	Water Penetration, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Slate	5%			LIFE	* *	10	\$1,300	
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	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$18,700		
Ceramic Tile	5%	Now	\$40,400	2041	**	5	\$1,100		
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Ceramic Tile	5%			2041	**	5	\$2,100		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Vinyl Tile	25%	Now	\$26,600	2026	\$88,500	3	\$4,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Wood	55%	Now	\$755,500	2066	**	5	\$22,000		
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%			2029	**	5	\$2,500		
Concrete Masonry Unit	5%			LIFE	**	5	\$2,000		
Glass: Single Pane	2%			LIFE	**	5	\$1,500		
Gypsum Board	43%			LIFE	**	5-10	\$37,300		
Masonry: Brick	35%	Now	\$67,900	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Metal Panel	10%			LIFE	**	10	\$2,300		
Ceilings									
Exposed Struc: Wood	15%	Now	\$156,900	LIFE	**				
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	85%			LIFE	**	5-10	\$124,600		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room - Basement								
Explanation : Two 400 Amps And Three 200 Amps Main Disconnect Switch For The House & Apt. Units								
Raceway								
Conduit	80%			2026	\$27,600	1		
Conduit	20%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Fused Knife Sw	15%	2-4	\$4,400	2051	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Molded Case Bkrs	60%			2025	\$17,500	5	\$500	
Molded Case Bkrs	20%			2034	* *	5	\$200	
Wiring								
Braided Cloth	30%	2-4	\$15,100	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	70%			2036	* *	1		
Motor Controllers								
Locally Mounted	100%			2024	\$54,800	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	88%			2021	\$1,376,300	10	\$23,000	
T-8 Lamps, Extent : Moderate, Area Affected : 10%								
Location : Throughout The Building								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	2%			2034	* *	10	\$500	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Fluorescent	10%			2034	* *	10	\$2,600	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	45%			2021	\$16,900	10	\$3,100	
Emergency, Battery	5%			2036	* *	10	\$300	
Exit, Service	50%			2026	\$4,600	1		
Exterior Lighting								
HID	50%			2026	\$53,500	10		
No Component	50%							

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2026

\$25,700

1

\$3,300

## Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2034

\* \*

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

## Heating

## Energy Source

Fuel Oil No 2

100%

2026

\$68,500

5

\$8,800

## Conversion Equipment

Steam Boiler

50%

2031

\* \*

1

\$14,100

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

Steam Boiler

50%

2046

\* \*

1

\$14,100

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1 Unit In The Basement.*

## Distribution

Steam Piping/Pump

100%

2046

\* \*

4

\$2,100

## Terminal Devices

Convactor/Radiator

100%

2024

\$262,800

1

\$9,200

## Air Conditioning

## Energy Source

Electricity

100%

2034

\* \*

1

## Conversion Equipment

Window/Wall Unit

30%

2021

\$17,200

1

No Component

70%

## Ventilation

## Exhaust Fans

Roof

10%

2026

\$2,200

2

\$100

Wall Unit

20%

2021

\$8,400

2

\$200

No Component

70%

## Plumbing

## H/C Water Piping

Brass/Copper

50%

2036

\* \*

1

Galv Iron/Steel

50%

2024

\$41,600

1

## Water Heater

Oil Fired

100%

2026

\$8,600

1

\$800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 2 Unit In The Basement.*

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2, 3, 4							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$8,000	

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