Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : AUBURN FAMILY SHELTER DORMITORY
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 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$368,000
Interior Architecture	\$375,100	\$1,084,700
Electrical	\$173,300	\$412,500
Mechanical		\$914,300
Total	\$548,400	\$2,779,500
Priority A		\$368,000
Priority B	\$288,600	\$1,394,300
Priority C	\$259,800	\$1,017,200
Total	\$548,400	\$2,779,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$3,200		\$54,000
Interior Architecture			\$21,400	\$800
Electrical	\$6,200	\$8,900	\$7,300	\$17,400
Mechanical	\$9,400	\$10,100	\$15,900	\$34,000
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$33,400	\$40,000	\$62,400	\$124,000
Priority A		\$3,200		\$54,000
Priority B	\$33,400	\$36,800	\$41,000	\$69,200
Priority C			\$21,400	\$800
Total	\$33,400	\$40,000	\$62,400	\$124,000



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

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

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior	•							•	
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$157,000	A	
Masonry: Brick	80%			LIFE	* *	5	\$160,800	A	
Masonry: Limestone	5%			LIFE	* *	5	\$7,500	A	
Metal Panel	5%			2043	* *	5-10	\$69,100	A	
Windows									
Aluminum	100%			2039	* *	5	\$31,400	A	
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,600	A	
Masonry: Brick	55%			LIFE	* *	5	\$1,100	A	
Metal: Cage/Fence	35%			2036	* *	5-10	\$5,500	A	
Roof									
Built-Up (BUR)	10%			2023	\$15,900	10	\$3,000	A	
Metal Panel	35%			2028	* *	10	\$18,900	A	
Modified Bitumen	55%			2028	* *	10	\$16,200	A	
terior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$29,500	C	
Ceramic Tile	5%			2032	* *	5	\$6,700	C	
Terrazzo	5%			LIFE	* *	5	\$5,300	C	
Vinyl Tile	75%			2023	\$959,300	3	\$37,900	C	
Vinyl Tile	5%	Now	\$64,000	2033	* *	3	\$2,500	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : Penthouse At West Side								
	_	_	. Extent : Severe, A se At West Side	rea Affeo	cted : 100%				
Interior Walls									
Ceramic Tile	5%			2032	* *	5	\$10,700	C	
Marble Panels	5%			LIFE	* *			C	
Plaster	5%		\$195,800	LIFE	* *	5	\$3,200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 75% Location : Penthouses								
		ted Finish, 1 : Penthou.	Extent : Severe, Ar ses	ea Affeci	ted : 100%				
Plaster	85%			LIFE	* *	5	\$54,700	С	
Ceilings							•		
Metal Panel	20%			LIFE	* *	5	\$33,700	В	
Plaster	75%			LIFE	* *	5	\$63,200	В	
Plaster	5%	Now	\$115,300	LIFE	* *	5	\$4,200	В	
	Broken/M		nents, Extent : Seve		Affected : 50%		. ,		
	Cracking/		Extent : Severe, A	rea Affeo	cted : 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.

Electrical	Cu	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts							
Switchgear / Switchboard							
Air Circuit Breaker	100%		2023	\$88,900	5	\$600	В
Raceway							
Conduit	80%		2023	\$83,500	1		В
Conduit	20%		2043	* *	1		В
Panelboards							
Molded Case Bkrs	75%		2022	\$67,400	5	\$2,200	В
Molded Case Bkrs	25%		2031	* *	5	\$700	В
Wiring							
Braided Cloth	75% 2	\$90,600	2048	* *	1		В
	_	d, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location : Th	roughout The Building					
Thermoplastic	25%		2043	* *	1		В
Motor Controllers							
Locally Mounted	80%		2021	\$126,900	5	\$600	В
Locally Mounted	20%		2028	* *	5	\$100	В
ighting							
Interior Lighting							
Fluorescent	100%		2028	* *	10	\$82,700	В
	Other Observa	tion, Extent : Moderate,	Area Affe	ected : 100%		. ,	
	Location : Th	roughout The Building					
	Explanation	: T-8 Lamps					
Egress Lighting	-	-					
Emergency, Battery	50%		2028	* *	10	\$10,900	В
Exit, Service	50%		2028	* *	1		В
Exterior Lighting							
HID	100%		2023	\$45,800	10	\$400	В
larm				·			
Fire/Smoke Detection							
Generic	100%		2028	* *	1-3	\$68,100	В
	Other Observa	tion, Extent : Moderate,	Area Affe	ected : 100%		•	
		roughout The Building	20				
	Explanation	: Smoke Detectors, Mani	ıal Pull S	tation And Alarm I	Bells		

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•		•					•
Conversion Equipment								
Heat Exchanger	100%			2032	* *	1	\$44,700	В
		ervation, Extent			: 100%			
		: Adjacent Build						
	Explanat	ion : 3 New Unit	s Located In A	Adjaceni	Building Basemer	nt		
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$513,600	4	\$4,500	В
Terminal Devices								
Convector/Radiator	85%			2028	* *	1	\$24,800	В
Fan Coil Unit/Heat	5%			2028	* *	1	\$1,500	В
No Component	10%							D
		ervation, Extent	: Light, Area A	Affected	: 0%			
		: Penthouse						
	Explanati	on: 3 Obsolete	Abandoned A	ir Hand	ler Units Remainin	ıg		
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,500	1		В
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$2,500	В
No Component	95%							D
Exhaust Fans								
Interior	5%			2028	* *	2	\$100	В
No Component	95%							D
	Other Obse	ervation, Extent	: Light, Area A	Affected	: 0%			
	Location	: Penthouse						
	Explanat	ion : 3 Obsolete	Abandoned U	nits Ren	naining			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$8,900	В
		ervation, Extent	-		: 100%			
		: Adjacent Build	- C					
	Explanati	ion : 2 Hot Wate	r Exchangers					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Not Accessible	100%							D

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

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

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

Mechanical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,000	В
	Other Observation, Extent : Light	t, Area Affected : 10	00%			
	Location : Adjacent Building Ba	isement				
	Explanation: 1 Unit In Adjacen	t Building Basemen	nt .			
Backflow Preventer						
Generic	100%	2028	* *	1	\$5,600	В
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location : Adjacent Building Bo	isement				
	Explanation: 1 Unit In Adjacen	t Building Basemen	nt .			
Fixtures		-				
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location: B-8					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2023	\$364,900	1-5	\$45,500	В
Sprinkler						
No Component	97%					D
Generic	3%	2023	\$35,800	1-2	\$800	В
Fire Pump						
Not Accessible	100%					D

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

Borough : BROOKLYN Agency's Number : N/A

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$113,800
Interior Architecture	\$98,700	\$748,100
Electrical	\$402,900	\$475,500
Mechanical		\$743,700
Total	\$501,600	\$2,081,200
Priority A		\$113,800
Priority B	\$402,900	\$1,375,300
Priority C	\$98,700	\$592,100
Total	\$501,600	\$2,081,200

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$16,500	\$7,400		\$4,500
Interior Architecture	\$58,700	\$15,600	\$14,000	\$13,000
Electrical	\$6,000	\$7,300	\$8,500	\$38,700
Mechanical	\$18,500	\$12,200	\$14,500	\$39,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$111,500	\$54,300	\$48,800	\$107,000
Priority A	\$16,500	\$7,400		\$4,500
Priority B	\$36,300	\$44,300	\$34,800	\$94,800
Priority C	\$58,700	\$2,600	\$14,000	\$7,800
Total	\$111,500	\$54,300	\$48,800	\$107,000



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

Asset #: 2588

rchitecture	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
kterior								
Exterior Walls	1.007				de de	_	40.400	
Concrete Masonry Unit	10%			LIFE	**	5	\$9,400	A
	-		t, Extent : Light, A or Structures Adjac					
Masonry: Brick	76%			LIFE	* *	5	\$113,800	A
·	Recent Repo		t, Extent : Light, A out	rea Affeo	cted : 25%			
Masonry: Limestone	5%			LIFE	* *	5	\$5,600	A
Metal, Corrugated	7%	Now	\$16,500	2033	* *	1	42,000	A
,		d Finish,	Extent : Moderate,		fected : 25%			
	Punct/Tear/ Location :	-	_	oderate, .	Area Affected : 259	%		
Slate Panels	2%			LIFE	* *	5	\$2,200	A
Windows								
Aluminum	100%			2039	* *	5	\$14,800	Α
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$400	Α
Metal Panel	10%			2043	* *	5	\$1,000	Α
Metal Rail	25%			2036	* *	5-10	\$12,200	A
No Component	50%							D
Roof								
Copper/Terne	5%			2038	* *	10	\$3,900	Α
Modified Bitumen	45%			2031	* *	10	\$14,200	Α
	Recent Repl Location :		ent, Extent : Light, ions	Area Affe	ected : 100%			
Single Ply Membrane	50%			2031	* *	10	\$15,800	A
	Recent Repl Location:		ent, Extent : Light, pof	Area Affe	ected : 100%			
erior								
Floors	5 0/			2022	¢20.600	2	\$7.000	C
Carpet	5%			2022	\$30,600	3	\$7,800	C
Cast in Place Concrete	8%			LIFE	* *	5	\$18,200	C
Ceramic Tile	5%			2032		5	\$5,200	C
Mosaic Tile	2%			2028	* *	5	\$5,200	C
Quarry Tile	5%			2028	* *	5	\$7,800	C
Terrazzo	5% Cracking/C Location:	_	\$31,000 Extent : Moderate or	LIFE c, Area Aj	* * ffected : 20%	5	\$4,100	С
Vinyl Tile	60%			2023	\$592,100	3	\$23,400	С
Vinyl Tile	10%			2018	\$98,700	3	\$5,200	Č
		Various I					. ,	

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

Asset #: 2588

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$7,200	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,800	C
Gypsum Board	30%			LIFE	* *	5	\$26,000	C
Plaster	10%	Now	\$26,400	LIFE	* *	5	\$4,300	C
	Loose/De	=	oom 2, Extent : Severe, A 20ut Boiler Room	Area Affe	ected : 20%			
Plaster	35%	ı		LIFE	* *	5	\$15,200	С
SGFT/Glazed Masonry	10%			LIFE	* *			C
Ceilings								
AcousTile,Adhered	25%			2021	\$156,100	5	\$26,000	В
		Discoloring n : Corrido	, Extent : Moderate rs	, Area Ą	ffected : 25%			
AcousTileSusp.Lay-In	10%	1		2028	* *	5	\$10,400	В
Exposed Concrete	5%			LIFE	* *	5	\$800	В
Gypsum Board	20%			LIFE	* *	5	\$26,000	В
Plaster	40%			LIFE	* *	5	\$26,000	В

ectrical		Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	* *	5	\$300	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explanat	ion : Main	Service Switches R	Rated @	1600 Amperes And	! 1200 Ar	nperes	
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	* *	5	\$200	В
Molded Case Bkrs	30%			2023	\$31,100	5	\$600	В
Raceway								
Conduit	30%			2033	* *	1		В
Conduit	70%			2023	\$82,800	1		В
Panelboards								
Fused Disc Sw	10%			2031	* *	5	\$200	В
Molded Case Bkrs	60%			2022	\$80,900	5	\$1,100	В
Molded Case Bkrs	30%			2031	* *	5	\$600	В
Wiring								
Braided Cloth	70%	0-2	\$91,100	2048	* *	1		В
	Insulation .	Aged, Exter	nt : Moderate, Are	a Affecte	ed : 0%			
	Location	: Througho	put					
Thermoplastic	30%			2033	* *	1		В
Motor Controllers Locally Mounted	100%			2028	* *	5	\$500	В

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Asset #: 2588

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground								
Grounding Devices	400-			_	44.000	_		
Generic	100%	LIFE	* *	5	\$1,000	В		
Stand-by Power								
Transfer Switches Automatic	100%	2028	* *	1	\$21,500	В		
Generators	10070	2028		1	\$21,300	ъ		
Diesel	100%	2026	* *	1	\$26,900	В		
Dieser	Other Observation, Extent : I		cted : 100%	•	Ψ20,700	Б		
	Location: Generator Room							
	Explanation : Diesel Gener	ator Rated @ 375 K	Zva					
Batteries								
Lead/Acid	100%	2017	\$600	5	\$2,600	В		
Fuel Storage								
Day Tank	50%	2039	* *	5	\$6,500	В		
	Other Observation, Extent : I		cted : 100%					
	Location: Generator Room							
	Explanation : No Available							
Main Tank	50%	2051	* *	5	\$1,000	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Generator Room							
I inhainn	Explanation : No Available	Capacity Rating						
Lighting Interior Lighting								
Fluorescent	50%	2023	\$311,800	10	\$31,900	В		
Tuorescent	Other Observation, Extent : I			10	Ψ31,700	Ь		
	Location: Throughout The							
	Explanation: T-8 Lamps	Ü						
Fluorescent	50%	2018	\$311,800	10	\$31,900	В		
	Other Observation, Extent:	Moderate, Area Affe			, ,			
	Location : Throughout							
	Explanation: T-12 Lamps							
Egress Lighting								
Emergency, Service	50%	2023	\$5,700	1		В		
Exit, Service	50%	2023	\$5,700	1		В		
Exterior Lighting						_		
HID	100%	2023	\$28,900	10	\$200	В		
Alarm								
Fire/Smoke Detection	700/					D		
No Component	70% 30%	2028	* *	1 2	\$12,000	D B		
Generic				1-3	\$12,900	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways							
	Explanation : Strobe Lights	s. Manual Pull Statio	on And Smoke Deta	ector				

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

Asset #: 2588

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2043	* *	1		В
Conversion Equipment	10070			2073		1		
Steam Boiler	100%			2040	* *	1	\$69,000	В
Steam Boner		rvation. F	Extent : Light, Area		: 100%	1	ψ02,000	Б
			ouse Next To The H			Converts	Hot Water For	
	Heating L		01130 110111 10 1110 1		Treat Energy		1107 (7 600 7 1 0 7	
	Explanati		its					
Distribution								
Hot Wtr Piping/Pump	90%			2022	\$356,600	4	\$3,100	В
Steam Piping/Pump	10%			2049	* *	4	\$300	В
Terminal Devices								
Air Handler	5%			2028	* *	1	\$2,200	В
Convector/Radiator	95%			2028	* *	1	\$21,400	В
Air Conditioning							· · · · · · · · · · · · · · · · · · ·	
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2018	\$16,200	1		В
No Component	90%				,			D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$1,900	В
No Component	95%						. ,	D
Exhaust Fans								
Roof	5%			2023	\$3,100	2	\$100	В
No Component	95%				7-,		+	D
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	* *	1		В
Galv Iron/Steel	20%			2021	\$47,100	1		В
Water Heater					1 - 7			
Gas Fired	100%			2021	\$18,400	2	\$1,000	В
		rvation, E	Extent : Light, Area			_	+-,	_
	Location :		· ·	55				
	Explanati	on: 2 Uni	its					
HW Heat Exchanger	T							
Low Temp	100%			2043	* *	4	\$10,300	В
		rvation, E	Extent : Light, Area		: 100%		7-0,200	
	Location :		_	33				
	Explanati	on: 2 Uni	its					
Sanitary Piping	F							
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	20070							
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			LHL		1		
Rigid Piping	100%			2023	\$10,300	4	\$2,000	В
- Rigid I iping	100/0			2023	Ψ10,500	-т	Ψ2,000	ע

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			C
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location: B-6						
	Explanation: 2 Ur	nits - Both Not Woki	ng				
Fire Suppression							
Standpipe							
Generic	100%		2023	\$281,500	1-5	\$35,100	В
Sprinkler							
No Component	75%						D
Generic	25%		2033	* *	1-2	\$4,900	В
Fire Pump							
Generic	100% Now	\$2,900	2019	\$58,400	1	\$11,700	В
	Leak Evident, Exten	t : Moderate, Area A	Affected :	30%			
	Location: Baseme	nt					

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$193,800	
Interior Architecture	\$194,400	
Mechanical		\$161,900
Total	\$388,200	\$161,900
Priority A	\$193,800	
Priority B	\$101,400	\$161,900
Priority C	\$93,000	
Total	\$388,200	\$161,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$31,600	\$500		\$500
Interior Architecture	\$8,000			
Electrical	\$3,800	\$200	\$300	\$29,100
Mechanical	\$800	\$600	\$900	\$15,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$48,100	\$5,300	\$5,200	\$48,600
Priority A	\$31,600	\$500		\$500
Priority B	\$8,500	\$4,800	\$5,200	\$48,100
Priority C	\$8,000			
Total	\$48,100	\$5,300	\$5,200	\$48,600



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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	•			•		•		
Exterior Walls						_		
Concrete Masonry Unit	5%	NT.	¢101.600	LIFE	* *	5	\$500	A
Masonry: Brick	93% Diagonal C	Now	\$101,600 tent : Moderate, Ar	LIFE		5	\$15,200	A
	-	: Through		eurijjeci	ieu . 1070			
			l, Extent : Moderat	e, Area A	Affected : 50%			
	Location	: Through	out					
Metal Sect. OHD	2%			2028	* *	5	\$1,000	A
Windows								
Metal Clad	95%	Now	\$92,200	2048	**	5	\$4,900	A
	_		ts, Extent : Severe,	Area Afj	fected : 25%			
		: Through		1 a 1	oted . 500/			
		кизипд, E : Through	xtent : Moderate, A out	1 теи Ајје	ciea . 50%			
			Extent : Severe, Ar	ea Affect	ted : 100%			
		: Through		33				
Metal Louvers	5%			2026	* *	10	\$500	A
Roof	-		44.000					
Built-Up (BUR)	5%	Now	\$1,900	2033	* *			A
			lerate, Area Affecto nerator Room	ea . 2070				
			: Severe, Area Affe	ected : 2:	5%			
			nerator Room					
Roll Roofing	95%	Now	\$29,700	2025	* *	5	\$5,600	A
_			Extent: Severe, A	rea Affec	eted : 50%			
		: Through						
			: Severe, Area Aff	ected : 50	0%			
		: Through	out xtent : Severe, Ared	a Affacta	1 . 25%			
		: Third Fl		и Ајјесте	a. 2570			
			: Severe, Area Affe	ected : 10	00%			
		: Through						
nterior								
Floors						_		_
Cast in Place Concrete	20%	Now	\$8,000	LIFE	* *	5	\$5,800	С
	Broken/Mis Location	_	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
			Extent : Moderate	. Area A	ffected : 30%			
	_	_	or, Throughout, St	_	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Cast in Place Concrete	80%			LIFE	* *	5	\$23,100	С
Cast III I face Collected	00/0			LILE		3	ΨΔ3,100	

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

^{**} 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,800	C
Masonry: Brick	75%	Now	\$93,000	LIFE	* *			C
	Paint Pee	ling, Extent	: Severe, Area Aff	ected : 10	00%			
	Location	ı : Through	out					
	Painted St	urfaces, Ext	tent : Moderate, Ai	ea Affeci	ted : 100%			
	Location	ı : Through	out					
Ceilings								
Exposed Concrete	100%	Now	\$101,400	LIFE	* *	5	\$2,100	В
_	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	i : Through	out					
	Water Per	ietration, E	xtent : Light, Area	Affected	: 20%			
	Location	a : 3rd Floo	r					

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Raceway						
Conduit	100%	2023	\$2,600	1		В
Panelboards						
Molded Case Bkrs	100%	2022	\$5,600	5	\$200	В
	Enclosure Corroded, Extent : Location : Throughout	Moderate, Area Af	fected : 30%			
Wiring						
Braided Cloth	90% 2-4	\$3,600 2048	* *	1		В
	Insulation Aged, Extent : Moa Location : Throughout The I		d : 100%			
Thermoplastic	10%	2033	* *	1		В
Lighting Interior Lighting						
Fluorescent	95%	2018	\$20,200	10	\$7,700	В
	Other Observation, Extent : M. Location : Throughout The I		cted : 100%			
	Explanation: T-12 Lamps					
Incandescent	5%	2018	\$1,100	2		В
Egress Lighting						
Emergency, Battery	50%	2023	\$1,800	10	\$1,100	В
Exit, Service	50%	2023	\$700	1		В
Exterior Lighting						
HID	100%	2023	\$400	10		В

Alarm

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

Electrical	Current Repa	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2028	* *	1-3	\$1,600	В
	Other Observation, Exten	ıt : Moderate, Area Aff	ected : 100%			
	Location: Hallways					
	Explanation : Alarm Be	ells, Strobe Lights, Smo	ke Detectors			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Distribution						
Hot Wtr Piping/Pump	100%	2022	\$50,300	4	\$400	В
Terminal Devices						
Convector/Radiator	80%	2021	\$75,700	1	\$2,300	В
Unit Heater-Stm/HW	20%	2018	\$12,900	4	\$200	В
Plumbing						
H/C Water Piping						
Galv Iron/Steel	5%	2021	\$1,500	1		В
No Component	95%					D
Sanitary Piping						
Cast Iron	5%	LIFE	* *	1		В
No Component	95%					D
Backflow Preventer						
Generic	100%	2028	* *	1	\$600	В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location: 1-3					
	Explanation: 1 Freight Unit					
Fire Suppression	-					
Standpipe						
Generic	100%	2023	\$35,800	1-5	\$4,500	В
Sprinkler						
Generic	100%	2033	* *	1-2	\$2,500	В

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

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

Page: 16

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : BEDFORD - ATLANTIC ARMORY

Address : 1322 BEDFORD AVENUE

Borough : BROOKLYN Agency's Number : MB051
Program / Asset # : DHS0080.000 / 4452 Yr Built/Renovated : 1898 / 2005

Area Sq Ft : 174,360 Project Type : HOMELESS SERVICES

Date of Survey : 23-Nov-2009 Landmark Status : EXTERIOR LANDMARK

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

Block : 1199 Lot : 15 BIN : 3029748

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$284,200
Interior Architecture	\$980,000	\$273,300
Electrical	\$204,900	\$120,800
Mechanical	\$41,100	\$1,318,000
Total	\$1,226,000	\$1,996,200
Priority A		\$284,200
Priority B	\$1,075,300	\$1,492,600
Priority C	\$150,700	\$219,500
Total	\$1,226,000	\$1,996,200

Total	\$124,600	\$83,300	\$59,500	\$56,600
Priority C	\$60,300		\$4,000	\$6,700
Priority B	\$64,300	\$48,100	\$55,500	\$41,700
Priority A		\$35,200		\$8,200
Total	\$124,600	\$83,300	\$59,500	\$56,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Mechanical	\$26,100	\$21,900	\$34,400	\$21,900
Electrical	\$28,300	\$13,100	\$11,300	\$9,900
Interior Architecture	\$60,300	\$3,200	\$4,000	\$6,700
Exterior Architecture		\$35,200		\$8,200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4452

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Copper/Terne	2%			2056	* *	10	\$13,200	Α
Masonry: Brick	88%			LIFE	* *	5	\$248,500	A
Masonry: Brownstone	10%			LIFE	* *	5	\$21,200	A
Windows	0.50			20.42	* *	_	44 < 200	
Aluminum	95%			2043	**	5	\$16,300	A
Metal Louvers	5%			2030	* *	10	\$5,400	A
Parapets Magazini Brists	000/			LIDE	* *	5	\$25,600	4
Masonry: Brick	90%			LIFE LIFE	**	5	\$35,600	A
Masonry: Brownstone	10%			LIFE	* *	5	\$9,600	A
Roof	5 0/			2026	* *	10	\$21,000	4
Copper/Terne Skylight, Metal/Glass	5% 3%			2036 2031	**	10 10	\$21,900 \$17,500	A A
Skylight, Metal/Glass Slate	5% 67%			LIFE	* *	10	\$17,300	A A
Not Accessible	25%			LIFE				D D
Interior	2370							
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$141,200	C
Ceramic Tile	5%	Now	\$25,600	2030	* *	5	\$5,400	C
Cerume The	Cracking/0		Extent : Moderate		ffected : 10%	3	ψ3,100	C
Terrazzo	5%	Now	\$34,700	LIFE	* *	5	\$8,400	С
	_	Crumbling, : At Entra	Extent : Moderate	, Area Aj	ffected : 15%			
Vinyl Tile	15%			2026	* *	3	\$12,100	С
Vinyl Tile	25%	Now	\$110,300	2026	* *	3	\$20,200	C
·	_	Crumbling, : First Flo	Extent : Moderate oor	, Area Aj	ffected : 25%			
		oor Evider : First Flo	nt, Extent : Modera oor	te, Area	Affected : 25%			
Wood	20%			2036	* *	5	\$80,700	С
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,700	C
Gypsum Board	10%			LIFE	* *	5	\$10,100	C
Masonry: Brick	5%			LIFE	* *			C
Plaster	75%			LIFE	* *	5	\$37,900	C
Ceilings								·
AcousTileSusp.Lay-In	3%			2026	* *	5	\$6,500	В
Embossed Metal	5%			LIFE	* *	5	\$4,800	В
Exposed Struc: Steel	10%			LIFE	* *			В
Exposed Struc: Wood	32%	Now	\$829,300	LIFE	* *			В
	-	ked, Extent : Drill Flo	t : Moderate, Area . por	Affected	: 15%			
Gypsum Board	10%			LIFE	* *	5	\$26,900	В
Plaster	40%			LIFE	* *	5	\$53,800	В

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

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

Asset #: 4452

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	**	5	\$600	В
	Other Observation, Extent : Mode	rate, Area Affecte	d : 100%			
	Location: Electrical Room	D 10.05	00.4			
0 : 1 /0 : 11	Explanation : Main Service Prot	ector Rated @ 25	00 Amperes			
Switchgear / Switchboard	1000/	2021	* *	_	¢.coo	D
Fused Disc Sw	100%	2031	* *	5	\$600	В
Raceway	700/	2041	* *	4		D
Conduit	70%	2041		1		В
Conduit	30%	2021	\$5,100	1		В
Panelboards Plans	700/	2027	* *	_	¢2.700	D
Molded Case Bkrs	70%	2037		5	\$2,700	В
Molded Case Bkrs	30%	2020	\$14,600	5	\$1,100	В
Wiring	200/ 2.4 \$72.4	2046	* *	4		D
Braided Cloth	30% 2-4 \$73,0			1		В
	Insulation Aged, Extent: Moderat	e, Area Affectea :	100%			
	Location: Throughout					
Thermoplastic	70%	2041	* *	1		В
Motor Controllers						
Locally Mounted	80%	2026	* *	5	\$800	В
Locally Mounted	20%	2019	\$27,300	5	\$200	В
Ground						
Grounding Devices	400-1			_	** 100	_
Generic	100%	LIFE	* *	5	\$2,100	В
Stand-by Power						
Transfer Switches	1000/	2026	de de		# 4 4 000	-
Automatic	100%	2026	* *	1	\$44,000	В
Generators	1000/	2024	45 0 000		4.5.5.00	-
Diesel	100%	2024	\$78,900	1	\$55,300	В
	Other Observation, Extent: Mode	rate, Area Affecte	a: 100%			
	Location: Generator Room	4 '1 11 D .:				
Dettering	Explanation : Detroit Diesel - No	o Available Kating	ZS .			
Batteries	1000/	2015	¢700	_	¢21.000	D
Nickel Cadmium	100%	2015	\$700	5	\$31,800	В
Fuel Storage	1000/	2026	* *	_	¢4.200	D
Main Tank	100%	2036		5	\$4,300	В
Lighting I ighting						
Interior Lighting	1000/	2026	* *	10	¢121 000	D
Fluorescent	100% Other Observation, Extent: Mode.	2026		10	\$131,900	В
			a: 100%			
	Location: Throughout The Build	ung				
Especial Link Co.	Explanation: T-8 Lamps					
Egress Lighting	500/	2021	¢12 000	1		В
Emergency, Service	50%	2021	\$12,800 * *	1		
Exit, Service	50%	2026	* *	1		В

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

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

Asset #: 4452

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	80%			2021	\$5,000	10	\$400	В
HID	20%	Now	\$1,300	2031	* *			В
	Not in Ser	vice, Extent	t : Moderate, Area	Affected	: 100%			
	Location	: Exterior						

Mechanical	Curre	nt Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Da Total (Year	nte Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2031	* *	1		В	
Conversion Equipment								
Steam Boiler	100%		2034	* *	1	\$142,600	В	
		ı, Extent : Light, Area	Affected	: 100%				
	Location : Boile							
	Explanation: 2	Units - Best - 12,000 I	Lb/hr Ea					
Distribution							_	
Steam Piping/Pump	100%		2031	* *	4	\$10,700	В	
Terminal Devices							_	
Air Handler	40%		2026	* *	1	\$35,600	В	
Convector/Radiator	40%		2026	* *	1	\$18,600	В	
Fan Coil Unit/Heat	20%		2021	\$528,300	1	\$9,300	В	
Air Conditioning								
Energy Source	400			de de			_	
Electricity	100%		2037	* *	1		В	
Conversion Equipment	1.007		2010	ф 227.2 00		4000		
Int Pkg Unit - Cooling	10%		2019	\$227,200	2	\$900	В	
No Component	90%						D	
Ventilation								
Distribution	1.000/		LIEE	* *	2.5	фоо 2 00	D	
Ductwork/Diffusers	100%		LIFE	4. 4.	2-5	\$80,200	В	
Exhaust Fans	1,000/		2021	¢c 900	2	\$4.400	D	
Interior	100%		2021	\$6,800	2	\$4,400	В	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%		2019	\$526,900	1		В	
Water Heater	100%		2019	\$320,900	1		Ь	
Gas Fired	100%		2016	\$41,100	2	\$2,200	В	
Gas Filed		ı, Extent : Light, Area		. ,	2	\$2,200	Ь	
	Location : Boile	_	Ајјестеи	. 100/0				
		Units - A O Smith						
Sanitary Piping	элрининон . 2	C.mb 11 O Dimin						
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping	10070		DH D		1			
Cast Iron	100%		LIFE	* *	1		В	
Note: All component renairs \$ estin								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2021	\$11,100	4	\$1,300	В
Backflow Preventer						
Generic	100%	2026	* *	1	\$8,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Ext	ent : Light, Area Affected	d: 100%			
	Location: Boiler Room	m				
	Explanation: 2 Units					

Page: 21

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : BELLEVUE SHELTER

Address : 432-435 EAST 30TH 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$9,067,100	\$1,111,100
Interior Architecture	\$5,399,600	\$532,700
Electrical	\$285,400	\$2,114,000
Mechanical	\$1,865,600	\$6,543,700
Total	\$16,617,700	\$10,301,500
Priority A	\$9,067,100	\$1,111,100
Priority B	\$3,511,900	\$8,890,100
Priority C	\$4,038,800	\$300,300
Total	\$16,617,700	\$10,301,500

Total	\$182,800	\$119,600	\$117,400	\$214,100
Priority C	\$6,200	\$21,700		\$35,600
Priority B	\$153,300	\$97,900	\$117,400	\$173,600
Priority A	\$23,400			\$4,900
Total	\$182,800	\$119,600	\$117,400	\$214,100
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Mechanical	\$25,500	\$29,000	\$47,200	\$25,400
Electrical	\$32,700	\$6,700	\$8,000	\$55,000
Interior Architecture	\$39,100	\$21,700		\$66,600
Exterior Architecture	\$23,400			\$4,900
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

rchitecture	Curre	Current Repair Future Replacement Maintenance					
stem Component Type	% of Fail Da Total (Year	nte Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Cast Stone/Terra Cotta	Location : At Co Cracking/Crumbli Location : Throu	lements, Extent: Mod ornices Throughout ing, Extent: Moderate ughout	e, Area Aff	ected : 20%	5	\$336,400	A
	Location : Throi	=					
		ı, Extent : Moderate, 1		ted : 15%			
		ous Balcony Locations					
	-	oken Terracotta Brac Causing Rusting	kets At Va	rious Balconies H	las Expo.		
Masonry: Brick	Location : North	tent : Moderate, Area And South Facades			5	\$366,000	A
	Location : At Ele Staining/Discolore	Erod, Extent : Modera evator Penthouses ing, Extent : Severe, A					
	Location : North						
Masonry: Limestone	Location: Balco Jnt Mortar Miss/E Location: Wind Staining/Discolore	lements, Extent : Seve ony At North Side Crod, Extent : Modera ow Sills ing, Extent : Moderate	te, Area Aj	fected : 50%	5	\$16,100	A
	Location : Throi	ighout					
Windows Aluminum	77% Now Ctrwt/Balnc Not F Location: Throi	Funct, Extent : Modero	2048 ate, Area A	* * .ffected : 50%	5	\$28,200	A
	Location : Throi	ent, Extent : Moderate					
Aluminum	3%	ignout	2039	* *	5	\$2,200	Λ
Steel	20% Now	lements, Extent : Seve	2048	* *	5	\$91,700	A A
	Corrosion/Rusting Location : Penth	g, Extent : Moderate, A					
		nent And Stair Shafts	., ты алу	cc.ca . 100/0			

Asset #: 1955

Architecture	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Parapets							
Cast Stone/Terra Cotta	15% Now Broken/Missing Element Location: Over Ninth Cracking/Crumbling, Ex Location: Throughout Jnt Mortar Miss/Erod, E Location: Throughout	Floor stent : Moderate Extent : Moderat	, Area Aff	Sected : 15%	5	\$20,200	A
Copper/Terne	5% 0-2 Broken/Missing Element Location: Throughout	_	2043 t, Area Af	* * fected : 10%	5	\$2,100	A
Masonry: Brick	70% Now Cracking/Crumbling, Ex Location: Penthouses Jnt Mortar Miss/Erod, E Location: South Facas	Extent : Moderat	e, Area Ą	ffected : 25%	5	\$12,200	A
Masonry: Limestone	10% Now Cracking/Crumbling, Ex Location: Throughout Jnt Mortar Miss/Erod, E Location: Coping Staining/Discoloring, Ex Location: Throughout	Extent : Moderai extent : Moderate	e, Area A	ffected : 50%	5	\$2,200	A
Roof IRMA/Protected Membrane	50% Now	\$453,200	2033	**			A
	Drains Clogged, Extent: Light, Area Affected: 2% Location: 9th Floor Roof Insul Miss/Displaced, Extent: Moderate, Area Affected: 25% Location: Over 9th Floor						
	Miss/Damaged Flashings, Extent: Moderate, Area Affected: 35% Location: Over 9th Floor Worn/Eroded, Extent: Moderate, Area Affected: 100% Location: Over 9th Floor						
Modified Bitumen	45% Now Drains Clogged, Extent Location: 7th Floor Ed		2023 fected : 10	\$317,100			A
Single Ply Membrane	5% Other Observation, Exte Location : Bulkhead R Explanation : Roof Rep	oofing			10	\$4,900	A

Interior

Architecture	Current F	Current Repair Future Replacement Maintenance			aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior							
Floors							
Cast in Place Concrete	10% Now Broken/Missing Elen Location: Sub Bass Cracking/Crumbling, Location: Through	ement - Various Lo . Extent : Moderate out Sub Basement	cations , Area A <u>f</u>	fected : 10%	5	\$108,500	С
	Other Observation, E Location : Mechani	ical Boiler And Cor	ridor Are	eas Throughout	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 7 . 77	
	Explanation : Steel Locations Of Sub B		Flange A	Assembly Rusted 1	hrougho	ut In Various	
Ceramic Tile	5% Now Cracking/Crumbling, Location: Showers	\$163,900 Extent : Moderate	2026 , Area A <u>f</u>	* * Fected : 25%	5	\$12,400	С
Marble Panels	5% 0-2 Cracking/Crumbling, Location: Through Jnt Mortar Miss/Eroc	out d, Extent : Light, A			5	\$18,600	С
	Location : Through						
Quarry Tile	5% 0-2 Cracking/Crumbling, Location: Through	_	2028 ea Affecte	* * ed : 10%	5	\$18,600	С
Terrazzo	15% Now Horizontal Cracks, E Location : Various			* * cted : 10%	5	\$58,100	С
Vinyl Tile	10% Now Adhesion Failure, Ex Location: Basemen Broken/Missing Elen Location: Basemen	nt And 9th Floor Co nents, Extent : Mod	orridors erate, Ar		3	\$18,600	С
Vinyl Tile	10% Cracking/Crumbling, Location: Through Other Observation, E Location: Corrido Explanation: 9x9 U	out Extent : Moderate, 1 rs			3	\$24,800	С
Vinyl Tile	35%) iiii s	2028	* *	2	\$65,100	С
villyi Tile	5% 5%		2028	* *	3 5	\$46,500	C

Asset #: 1955

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Interior Walls						_		_
Ceramic Tile	5%		\$230,400	2032	**	5	\$13,100	С
	_	_	Extent : Moderate Toilets Prominent	-	-	ious Oth	or Locations	
	Through		, Toneis I Tommeni	On The	/m r toor Ana var	ious Oin	er Locations	
Granite Panels	5%	0-2	\$114,000	LIFE	* *			С
			Extent : Light, Are	ea Affect	ed : 10%			
	Location	ı : Through	out					
Marble Panels	5%	0-2	\$114,000	LIFE	* *			С
	_	_	Extent: Light, Are	ea Affect	ed : 10%			
	Location	ı : Through	out					
Plaster	20%		\$1,913,300	LIFE	* *	5	\$31,500	C
		_	ients, Extent : Seve	re, Area	Affected : 50%			
		ı : 9th Floo				0.4		
		-	amage, Extent : M r And Stairwells Th			%		
			r Ana Statrwetts 17 Extent : Severe, Are	_				
		ı : 9th Floo		и Ајјесте	u . 2570			
Plaster	65%			LIFE	* *	5	\$102,200	С
Ceilings								
AcousTile,Adhered	10%		\$89,200	2028	* *	5	\$24,800	В
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%						
		ı : Basemen		A CC 1	250/			
		ded, Extent 1 : Basemen	: Moderate, Area	Affected	: 25%			
A T'1 . C 1C I		i . Busemen		2020	* *		¢<2.000	D
AcousTileConcealSpLn	10% 5%	Now	\$32,900	2028 2028	* *	5 5	\$62,000 \$12,400	B B
AcousTileSusp.Lay-In			\$32,900 nents, Extent : Mod			3	\$12,400	D
		ı : Basemen		c, a,c, 11,	carijjecica i 1070			
			, Extent : Moderate	, Area A	ffected : 20%			
		ı : Basemer			,,,			
Plaster	75%	Now	\$1,271,600	LIFE	* *	5	\$232,500	В
	Broken/M		ients, Extent : Seve		Affected : 50%		, ,	
		ı : 9th Floo						
			xtent : Severe, Are					
	Location	ı : 9th Floo	r; 7th Floor Office	7 W-59	And Dorm 7 E-43			

Electrical	Current Repair	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2043	* *	5	\$1,500	В
	Other Observation, Extent : Lig	ght, Area Affected : 100%	%			
	Location: Room W 33					
	Explanation: 4000 Amps Ma	in Service				

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

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

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

Asset #: 1955

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2043	* *	5	\$7,100	В
			Extent : Light, Area	Affected	: 80%			
		i : Room W	Amps Service A					
		uon . 1000 ıps Service						
Molded Case Bkrs	20%	<u>. </u>		2053	* *	5	\$1,800	В
	Other Obs	servation, E	Extent : Light, Area	Affected	! : 20%			
	Location	ı : Electrica	al Room					
	Explana	tion : 800 A	Amps For Elevators	5				
Raceway								
Conduit	50%			2023	\$23,400	1		В
Conduit	50%			2043	* *	1		В
Panelboards	200/	2.4	427 000	2040	ale ale	-	ф000	ъ
Fused Knife Sw	20%	2-4	\$27,000	2048	**	5	\$800	В
		Equipment, 1 : Basemer	Extent : Moderate at	, Area A <u>j</u>	Jectea : 100%			
Fused Toggle Switch	59%	2-4	\$79,500	2048	* *	5	\$2,300	В
			Extent : Moderate, 1	Area Affe	ected : 59%			
		ı : Through						
	Explana	tion : On E	xtended Life					
Molded Case Bkrs	10%			2022	\$13,500	5	\$900	В
Molded Case Bkrs	10%			2039	* *	5	\$900	В
Molded Case Bkrs	1%			2045	* *	5	\$100	В
Wiring	0.007	2.4	Φ <i>c</i> 7 200	20.40	* *	1		ъ
Braided Cloth	90%	2-4	\$65,300	2048		1		В
		Agea, Exte 1 : Through	ent : Moderate, Are out	а Ајјесте	ea : 100%			
Thermoplastic	10%			2043	* *	1		В
Motor Controllers								
Locally Mounted	80%			2021	\$218,900	5	\$1,800	В
Locally Mounted	20%			2036	* *	5	\$400	В
Fround						_		
Grounding Devices					_	_		_
Generic	100%			LIFE	* *	5	\$4,900	В
			Extent : Moderate, 1	Area Affe	ected : 100%			
		i : Basemer						
ighting	Explana	tion : Wate	r Main					

Lighting

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

Asset #: 1955

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	10% 0-2 \$79,8		* *			В
	Inadequate Ltg Level, Extent : Seve Location : Sub Basement	ere, Area Affec	cted : 10%			
Fluorescent	20%	2028	* *	10	\$60,800	В
	Other Observation, Extent : Moder Location : Throughout Explanation : T-8 Lamps	ate, Area Affe	cted : 100%			
Fluorescent	60%	2023	\$478,900	10	\$182,400	В
ruorescent	Other Observation, Extent: Moder			10	Ψ102,400	Ъ
	Location: Throughout	ene, 11, ea 11 ₉ , e	0.00.			
	Explanation: T-12 Lamps					
HID	5%	2028	* *	10	\$500	В
Incandescent	5%	2023	\$39,900	2	\$400	В
Egress Lighting						
Emergency, Service	50%	2018	\$27,300	1		В
Exit, Service	20%	2028	* *	1		В
Exit, Service	30%	2018	\$16,400	1		В
Exterior Lighting						
HID	100%	2023	\$13,500	10	\$1,100	В
Alarm						
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2023	\$1,170,500	1-3	\$61,500	В
	Other Observation, Extent: Light,	Area Affected	: 100%			
	Location: Throughout					
	Explanation : Addressable Type					

echanical		Current Re	epair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ating								
Energy Source								
Utility Steam	100%			2043	* *	1		В
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement	C					
	Explana	tion : Steam	From Con Edison					
Conversion Equipment								
Pres. Reducing Valve/LP	100%			2026	* *	5	\$19,700	В
Steam							,	
Distribution								
Steam Piping/Pump	100%	Now	\$262,400	2023	\$2,624,100	4	\$16,400	В
1 0 1	Corroded,	Extent : Mo	derate, Area Affe	ted : 100			,	
		: Sub Basen						

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

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

Asset #: 1955

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
eating								
Terminal Devices Air Handler	20% Now	\$405.200	2033	* *	1	\$26,000	В	
Air Handler		\$405,300 ent : Severe, Area Aff asement			1	\$36,900	В	
Convector/Radiator	80% Now	\$284,000	2021	\$2,839,900	1	\$77,200	В	
	Location: Upper	, Extent : Moderate, 1 r Floors oken Radiators Remo						
ir Conditioning	Ехрининон . В	oken Radiaiors Kemo	veu / Ivee	а керійсетені				
Energy Source								
Electricity	100%		2031	* *	1		В	
Conversion Equipment								
Window/Wall Unit	10%		2018	\$77,300	1		В	
No Component	90%						D	
entilation Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$184,800	В	
Exhaust Fans	10070		- Lii L			Ψ101,000		
Interior		\$20,800 Toderate, Area Affecte	2018 ed : 100%	\$415,500	2	\$8,200	В	
11	Location : Throu	gnout						
lumbing H/C Water Piping								
Brass/Copper	15%		2033	* *	1		В	
Galv Iron/Steel	Location : Sub B	\$190,800 Moderate, Area Affe asement , Extent: Moderate, A	2021 cted : 309		1		В	
	Location: Roof							
	Explanation : Ho	ouse Tanks In Poor Co	ondition					
HW Heat Exchanger	1000/ N.	¢70,000	20.42	* *	4	¢22.000	D	
Low Temp	100% Now Leak Evident, Exte Location : Sub B	\$70,000 ent : Moderate, Area A asement	2043 Affected :		4	\$32,900	В	
	Obsolete Equipme Location : Sub B	nt, Extent : Severe, Ai asement	rea Affect	ted : 65%				
Sanitary Piping								
Cast Iron	100% Now Leak Evident, Exte Location : Sub B	\$40,800 ent : Moderate, Area A asement	LIFE Affected :	**	1		В	
Storm Drain Piping								
Cast Iron	100% Now Blockage /Clogged Location : Vario	\$52,500 l, Extent : Severe, Are	LIFE ea Affecte	* * d : 40%	1		В	

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

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

Mechanical	Current Repair	Future Replacement	: N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing							
Sump Pump(s)							
Rigid Piping	100% Now \$4,100	2023 \$10,30	00 4	\$1,300	В		
	Other Observation, Extent : Severe, Ar	ea Affected : 100%					
	Location: Sub Basement						
	Explanation: Water Evident In Sub E	Basement Floor Pipe Chas	se/2 Of 4 I	Pumps Removed			
	For Service						
Fixtures							
Generic	100%				В		
	Obsolete Fixtures, Extent : Severe, Are	a Affected : 100%					
	Location : Throughout						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	*		C		
	Other Observation, Extent : Severe, Ar	ea Affected : 100%					
	Location : (2) Sb-7 (5) G-9						
	Explanation: 7 Units, 4 Units Not In	Service / Not In Service U	Inits Are B	eyond Repair			
Fire Suppression							
Standpipe							
Generic	100% Now \$67,100	2033	* 1-5	\$117,800	В		
	Corroded, Extent: Moderate, Area Affected: 25%						
	Location: Sub Basement						
Sprinkler							
No Component	95%				D		
Generic	5%	2033	* 1-2	\$4,700	В		
	Other Observation, Extent : Light, Area	a Affected : 100%					
	Location: Sub Basement						
	Explanation: Limited Coverage						

Page: 30

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : BORDEN AVENUE MEN'S SHELTER

Address : 21-10 BORDEN AVENUE

Borough : QUEENS Agency's Number : N/A

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$537,400	
Interior Architecture	\$1,000,800	\$596,600
Electrical		\$778,900
Mechanical		\$507,700
Total	\$1,538,300	\$1,883,200
Priority A	\$537,400	
Priority B	\$64,100	\$1,742,900
Priority C	\$936,700	\$140,300
Total	\$1,538,300	\$1,883,200

Total	\$193,300	\$21,300	\$26,500	\$18,900
Priority C	\$25,600		\$2,800	\$2,500
Priority B	\$137,100	\$21,300	\$20,600	\$16,400
Priority A	\$30,600		\$3,200	
Total	\$193,300	\$21,300	\$26,500	\$18,900
Mechanical	\$95,500	\$17,700	\$15,400	\$11,300
Electrical	\$41,600	\$3,600	\$3,800	\$5,100
Interior Architecture	\$25,600		\$4,100	\$2,500
Exterior Architecture	\$30,600		\$3,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1941

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls	35 0/			LIDE	* *	-	¢12.000	
Concrete Masonry Unit	25% 65%	Now	\$288,000	LIFE LIFE	**	5 5	\$13,800	A
Masonry: Brick			محرہ,000 tent : Moderate, Ai			3	\$28,700	Α
	_	ı : East Fac		ea rijjee.	ica . 1070			
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affect	ted : 10%			
	_	ı : East Fac						
	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: East Fac	ade, Blue Section					
Metal Panel	5%			2044	* *	5-10	\$15,200	A
Pre-Cast Concrete	5%		\$23,700	LIFE	* *	5	\$7,200	Α
			d, Extent : Moderat	e, Area A	Affected : 50%			
		ı : Window			•==			
	-	ts, Extent : 1 : Window	Moderate, Area Aj	fected: .	25%			
Windows	ьосапо	ı. vvınaow	Suis					
Aluminum	85%			2032	* *	5	\$6,400	A
Aluminum	15%	Now	\$54,100	2049	* *	5	\$600	A
2 Halling III			ents, Extent : Seve		Affected : 35%	3	φοσο	11
		i : Clearsto						
		netration, E 1 : Clearsto	xtent : Severe, Are ries	a Affecte	d : 15%			
Roof								
Modified Bitumen	100%		\$195,300	2029	* *			A
			derate, Area Affecto	ed : 10%				
		i : Through	oui vere, Area Affected	. 150/				
	_		rere, Area Ajjectea Roof Drains	. 13/0				
			xtent : Light, Area	Affected	: 20%			
			At Clearstories	33				
erior		-						
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	\$280,600	C
Ceramic Tile	5% Datasiasa	4+	\$10,100	2027	**	5	\$2,300	C
			Extent : Moderate, out Bathrooms	Агеа Ађ	тестеа : 30%			
Wined Tile				2024	* *	2	\$7,600	
Vinyl Tile	22%		\$191,100 Extent: Moderate	2034		3	\$7,600	C
	_	crumbung, 1 : Through		, 111 си А	jjecieu . 25/0			
		_	oui it, Extent : Modera	te, Area	Affected : 25%			
		i : Through		,	JJ			
Vinyl Tile	3%			2029	* *	3	\$1,000	C
·y · · · · · · ·		place Evide	ent, Extent : Light,		ected : 100%	Č	41,000	~
		-	nd Kitchen In 2010					

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

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

Asset #: 1941

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	\$4,800	C
Ceramic Tile	5%			2027	* *	5	\$4,800	C
Concrete Masonry Unit	83%	0-2	\$605,300	LIFE	* *	5	\$32,200	C
-	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 25%			
	Location	ı : Library,	White Section And	Facility	Director Office			
Gypsum Board	7%			LIFE	* *	5-10	\$11,500	С
Gypsum Board	3%			LIFE	* *	5-10	\$4,900	C
	Recent Re	place Evide	ent, Extent : Light, .	Area Affe	ected : 100%			
	Location	ı : Clinic, 2	010					
Ceilings								
AcousTileSusp.Lay-In	7%			2029	* *	5	\$6,400	В
AcousTileSusp.Lay-In	3%			2037	* *	5	\$2,700	В
	Recent Replace Evident, Extent: Light, Area Affected: 100%							
	Location	ı : Clinic Aı	nd Kitchen In 2010					
Exposed Struc: Steel	35%			LIFE	* *	10	\$64,100	В
Fiber Board	55%			2024	\$456,300			В

ectrical		Current Re	pair	Futur	e Replacement	М	aintenance	
stem Component Type		ail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5	\$300	В
	Location:	Electrical	ent : Moderate, A Room 200 Amps Main D	55				
Switchgear / Switchboard	Ехританс	m . 1 wo 12	OO Amps Main D	isconnec	i Swiich			
Fused Knife Sw	100%	2-4	\$29,600	2054	* *	5	\$100	В
r dised rilling 5 W			xtent : Moderate,		fected : 100%	J	Ψ100	2
	-	Electrical						
	On Extended	d Life. Exte	nt : Moderate, Ar	ea Affec	ted : 100%			
		Electrical .		00.119900				
Raceway								
Conduit	95%			2034	* *	1		В
Conduit	5%			2044	* *	1		В
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$100	В
Molded Case Bkrs	85%			2023	\$19,100	5	\$1,400	В
Molded Case Bkrs	5%			2040	* *	5	\$100	В
Wiring								
Thermoplastic	90%			2034	* *	1		В
Thermoplastic	10%			2044	* *	1		В
Motor Controllers								
Motor Controllers								

Ground

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

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

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

Asset #: 1941

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,800	В
Lighting						
Interior Lighting						
Fluorescent	83%	2024	\$122,400	10	\$46,600	В
	Other Observation, Extent : M		ected : 100%			
	Location : Throughout The E	Building				
	Explanation: T-12 Lamps					
Fluorescent	15%	2029	* *	10	\$8,400	В
	Other Observation, Extent : M	loderate, Area Affe	ected : 100%			
	Location : Offices					
	Explanation: T-8 Lamps					
Incandescent	2%	2019	\$2,900	2		В
Egress Lighting						
Emergency, Battery	45%	2019	\$11,400	10	\$6,700	В
Emergency, Battery	5%	2032	* *	10	\$700	В
Exit, Service	40%	2019	\$4,000	1		В
Exit, Service	10%	2032	* *	1		В
Exterior Lighting						
HID	100%	2024	\$2,500	10	\$200	В
Alarm						
Security System						
No Component	50%					D
Generic	50%	2024	\$105,300	1	\$11,500	В
Fire/Smoke Detection						
No Component	30%					D
Generic	70%	2024	\$504,600	1-3	\$27,300	В

Mechanical	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		В
	Other Observation, E.	xtent : Light, Area	Affected	: 5%			
	Location: Water Mo	eter Room					
	Explanation: Old A	bondoned Gas Lin	es Still F	Present			
Conversion Equipment							
Hot Water Boiler	100% Now	\$15,600	2029	* *	1	\$27,300	В
	Leak Evident, Extent .	Moderate, Area A	ffected :	5%			
	Location : Boiler Ro	om, Leaky Boiler	Hot Wat	er Heat Exchanger			
	Malfunctioning, Exter	at : Moderate, Area	ı Affecte	d : 100%			
	Location : Boiler Ro	om, Inconsistent I	soiler Bu	rner Operation			
	Other Observation, E.			•			
	Location : First Flo	_	33 - 010 01				
	Explanation: 1 Gas		Boiler				

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

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

Asset #: 1941

Mechanical	echanical Current Repair		Repair	Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$4,500	В
Terminal Devices	50 0/			2024	4107.300		Ф10,000	ъ.
Air Handler	50%			2024	\$187,200 * *	1	\$19,000	В
Convector/Radiator	50%			2029	* *	1	\$9,900	В
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		В
	100%			2032		1		D
Conversion Equipment Split Unit	100%	Now	\$32,100	2019	\$220.500			В
Split Ollit			\$32,100 nt : Moderate, Ared		\$320,500			Б
	Location	a: Roof, Th	m : Moderdie, Ared e Condensing Unit Deficiencies			ve Multip	ole Mechanical	
Ventilation	Ana Or	пестисат 1	Deficiencies					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$54,100	В
Exhaust Fans							++++,-++	
Roof	100%	Now	\$2,800	2029	* *	2	\$1,500	В
			ight, Area Affected				, ,	
	Location	:Roof						
Plumbing								
H/C Water Piping								
Brass/Copper	100%		\$10,400	2034	* *	1		В
	_		loderate, Area Affe					
	Location	ı : Boiler R	oom, Defective Do	mestic H	ot Water Mixing V	alve		
Water Heater								
Gas Fired	100%			2019	\$16,200	2	\$900	В
Sanitary Piping								
Cast Iron	100%		\$7,500	LIFE	* *	1		В
			oderate, Area Affect		ó			
	Location	ı : Yard, Co	ollapsed Sewer Dra	in Pipe				
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	В
Sewage Ejector(s)								
Electric	100%			2024	\$10,300	4	\$2,000	В
Fixtures								_
Generic	100%							В
Fire Suppression								
Sprinkler	400			2021	.a. •	1.2	ф1 = 3 00	
Generic	100%			2034	* *	1-2	\$17,200	В
Chemical System	1000			2022	#24.202	1.2	ф.4.1.400	D
Generic	100%			2022	\$24,300	1-3	\$41,400	В

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

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

Page: 35

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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 : 15-Oct-2009 Landmark Status : NONE

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

Block : 9662 Lot : 20 BIN : 4314908

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$314,700
Interior Architecture		\$988,100
Electrical	\$50,300	
Mechanical		\$41,300
Total	\$50,300	\$1,344,000
Priority A		\$314,700
Priority B	\$50,300	\$148,100
Priority C		\$881,300
Total	\$50,300	\$1,344,000

Total	\$37,300	\$16,100	\$20,300	\$18,700
Priority C	\$9,500			\$9,500
Priority B	\$27,800	\$16,100	\$12,400	\$9,200
Priority A			\$7,900	
Total	\$37,300	\$16,100	\$20,300	\$18,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$23,800	\$11,900	\$7,700	\$5,300
Electrical		\$300	\$800	
Interior Architecture	\$9,500			\$9,500
Exterior Architecture			\$7,900	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$69,000	A
Stucco Cement	5%			2034	* *	5	\$9,100	A
Windows								
Aluminum	100%			2037	* *	5	\$15,800	A
Parapets								
Metal: Cage/Fence	100%			2034	* *	5-10	\$28,100	A
Roof								
Metal Panel	35%			2034	* *	10	\$33,700	A
Modified Bitumen	65%			2021	\$245,600	10	\$34,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$18,500	C
Vinyl Tile	90%			2021	\$722,600	3	\$38,100	C
Interior Walls								
Ceramic Tile	3%			2024	\$101,700	5	\$3,500	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$6,900	C
Gypsum Board	82%			LIFE	* *	5	\$56,900	C
Ceilings								
Gypsum Board	100%			LIFE	* *	5	\$106,800	В

Electrical	Current Repair Fu		re Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$300	В
	Other Observation, Exte		ected : 100%			
	Location : Electrical R	Coom				
	Explanation : Main Sea	rvice Switch Rated @ 1.	200 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2041	* *	5	\$300	В
Raceway						
Conduit	100%	2041	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$1,500	В
Wiring						
Thermoplastic	100%	2041	* *	1		В
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$400	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	В
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 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	97%	2026	* *	10	\$50,300	В
	Other Observation, Extent : Mode	rate, Area Affected :	100%			
	Location : Throughout The Build	ling				
	Explanation: T-8 And Cfl Lamp	S				
HID	3%	2026	* *	10	\$100	В
Egress Lighting						
Emergency, Service	50%	2026	* *	1		В
Exit, Service	50%	2026	* *	1		В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2049	* *	5	\$1,700	В

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$28,100	В
			Extent : Light, Area	Affected	: 100%			
	Location	ı : Boiler R	coom					
	Explana	tion : 2 Un	its					
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,100	2029	* *	4	\$2,800	В
			: Moderate, Area A		5%			
	Location	ı : Boiler F	eed Tank And Pum	p				
Terminal Devices								
Air Handler	15%			2026	* *	1	\$5,300	В
Convector/Radiator	85%			2026	* *	1	\$15,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2022	\$41,300	2	\$200	В
Window/Wall Unit	5%			2016	\$6,600	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$15,800	В
No Component	50%							D
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,700	В

Plumbing

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

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

DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2034	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2031	* *	4	\$8,400	В
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Boiler	Room					
	Explanation: Hot	Water Coils In Boile	er				
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2021	\$10,300	4	\$1,300	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
		Extent : Light, Area	Affected	: 100%			
	Location: B-3						
	Explanation: 1 Un	nit					

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : BROWNSVILLE WOMENS SHELTER

Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE

Borough : BROOKLYN Agency's Number : JK03

Area Sq Ft : 13,400 Project Type : HOMELESS SERVICES

Date of Survey : 01-Dec-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1453 Lot : 1 BIN : 3039075

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$57,900	
Total	\$57,900	
Priority A	\$57,900	
Total	\$57,900	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,300	\$1,900	\$400	
Interior Architecture	\$500	\$2,000	\$1,900	
Electrical		\$1,200		
Mechanical	\$1,000	\$6,300	\$1,700	\$900
Total	\$11,700	\$11,400	\$4,100	\$900
Priority A	\$10,300	\$1,900	\$400	
Priority B	\$1,000	\$9,500	\$1,700	\$900
Priority C	\$500		\$1,900	
Total	\$11,700	\$11,400	\$4,100	\$900



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

Asset #: 4454

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls	250/	NT	¢10.200	LIPE	* *	~	¢2 100	
Masonry: Brick	25%		\$10,300	LIFE		5	\$3,100	A
			oderate, Area Affect v(s), North Facade	ea : 25%	9			
		-	y(s), North Facaae t : Light, Area Affec	4.4.250)/			
			v : Ligni, Area Ajjec v(s), North Facade	iea : 257	0			
Stucco Cement	75%	Now	\$57,900	2026	* *	5	\$11,600	A
States comen			, Extent : Moderate		ffected : 15%		Ψ11,000	
		ı : South F		. 3	v			
	Diagonal	Cracks, Ex	tent : Moderate, Ar	ea Affect	ted : 15%			
			acade, West Facade					
Windows								
Aluminum	100%			2037	* *	5	\$800	A
Parapets								
Masonry: Brick	25%			LIFE	* *	5	\$500	A
Stucco Cement	75%			2026	* *	5	\$3,800	A
Roof								
Modified Bitumen	95%			2029	* *	10	\$15,000	A
Skylight, Metal/Glass	5%			2041	* *	10	\$2,600	A
nterior								
Floors								
Quarry Tile	5%			2034	* *	5	\$1,200	C
Vinyl Tile	95%			2026	* *	3	\$5,700	C
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$1,000	C
Concrete Masonry Unit				LIFE	* *	5	\$400	C
Gypsum Board	90%			LIFE	* *	5	\$10,400	C
Ceilings								
AcousTileSusp.Lay-In	25%			2026	* *	5	\$4,000	В
Gypsum Board	75%			LIFE	* *	5	\$15,100	В

ectrical	Current Repair	Future Repl	acement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$100	В
	Other Observation, Extent: Moderate	, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service Switch F	Rated @ 400 Amp	eres			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	* *	5	\$300	В
Raceway						
Conduit	100%	2031	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$300	В

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

Asset #: 4454

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2031	* *	1		В
Motor Controllers						
Locally Mounted	100%	2026	* *	5	\$100	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	В
Lighting						
Interior Lighting						_
Fluorescent	80%	2021	\$20,800	10	\$7,900	В
	Other Observation, Extent : Modera	ate, Area Affecte	d: 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamps					
Fluorescent	10%	2026	* *	10	\$1,000	В
	Other Observation, Extent : Moder	ate, Area Affecte	d : 100%			
	Location: 1st Floor					
	Explanation: T-8 Lamps					
Incandescent	10%	2021	\$2,600	2		В
Egress Lighting						
Emergency, Service	50%	2021	\$900	1		В
Exit, Service	50%	2021	\$900	1		В
Exterior Lighting						
HID	100%	2021	\$400	10		В

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2031	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2026	* *	1	\$5,300	В
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Boiler R	oom					
	Explanation: 1 Uni	it, H B Smith 310,00	00 Btu/h	r			
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$500	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$3,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2016	\$2,500	1		В
No Component	90%						D

Ventilation

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

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

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

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS SHELTER

Mechanical	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Distribution							
Ductwork/Diffusers	60%		LIFE	* *	2-5	\$3,600	В
No Component	40%						D
Exhaust Fans							
Interior	60%		2021	\$8,100	2	\$200	В
Roof	40%		2021	\$3,900	2	\$100	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2026	* *	1		В
Water Heater							
Gas Fired	100%		2016	\$2,800	2	\$200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Fixtures							
Generic	100%						В
	Obsolete Fixtu	res, Extent : Severe, Area	Affected	l : 100%			
	Location : Th	hroughout					

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Dec-2012 Landmark Status : NONE

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

Block : 3426 Lot : 5 BIN : 3319581

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$67,100	\$419,700
Interior Architecture	\$183,600	\$42,000
Electrical		\$851,400
Mechanical		\$110,800
Total	\$250,700	\$1,423,900
Priority A	\$67,100	\$419,700
Priority B	\$106,700	\$962,200
Priority C	\$77,000	\$42,000
Total	\$250,700	\$1,423,900

Total	\$121,800	\$15,100	\$57,600	\$17,700
Priority C	\$26,200		\$10,200	\$2,300
Priority B	\$63,400	\$15,100	\$21,100	\$15,300
Priority A	\$32,200		\$26,300	
Total	\$121,800	\$15,100	\$57,600	\$17,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$54,100	\$7,500	\$12,800	\$6,800
Electrical	\$5,400	\$3,600	\$4,300	\$4,600
Interior Architecture	\$26,200		\$10,200	\$2,300
Exterior Architecture	\$32,200		\$26,300	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

Architecture		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	\$134,200	A
Windows								
Aluminum	100%			2040	* *	5	\$4,500	Α
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$24,100	A
Metal Panel	5%			2044	* *	5	\$1,400	A
Metal: Cage/Fence	45%	2-4	\$9,300	2029	* *	5	\$10,200	A
	Location Deteriora	ı : Through	Extent : Moderate,					
Roof								
Metal Panel	25%			2037	* *	10	\$26,300	A
Modified Bitumen	75%			2024	\$309,600	10	\$43,000	A
terior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$34,100	C
Ceramic Tile	5%			2027	* *	5	\$3,900	C
Vinyl Tile	85%			2029	* *	3	\$24,900	C
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$4,700	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$11,200	C
Glass: Single Pane	5%			LIFE	* *	5	\$7,000	C
Gypsum Board	75%			LIFE	* *	5-10	\$118,900	C
Ceilings							•	
Exposed Concrete	75%			LIFE	* *	5-10	\$73,200	В
Gypsum Board	25%			LIFE	* *	5-10	\$67,100	В

Electrical	Current R	epair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2034	* *	5	\$200	В
	Other Observation, Ex	xtent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica	l Room					
	Explanation: Main	Service Disconnec	Switch	Rated @ 1200 Am	peres		
Switchgear / Switchboard							
Fused Disc Sw	100%		2034	* *	5	\$200	В
Raceway							
Conduit	100%		2034	* *	1		В
Panelboards							
Molded Case Bkrs	100%		2032	* *	5	\$1,400	В
Wiring							
Thermoplastic	100%		2034	* *	1		В

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

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

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

% of Total (Years) 100%	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
100%						Priority Code	
100%							
100%							
		2029	**	5	\$400	В	
				_	4	_	
100%		LIFE	* *	5	\$1,600	В	
1000/		2024	φ1 25 <00	10	Φ.4 7 .000	ъ	
				10	\$47,800	В	
		rea А IJе	стеа : 100%				
Explanation : 1-6 La	mps						
40%		2024	\$8,600	10	\$5,000	В	
					\$5,000	В	
0070		2024	Ψ3,200	1			
100%		2024	\$2,200	10	\$200	В	
10070			+2,2 00		4200		
100%		2039	* *	5	\$600	В	
70%						D	
30%		2024	\$54,600	1	\$6,000	В	
Other Observation, Extent : Moderate, Area Affected : 100%							
	V Sumaillanaa C	amana C	vat am				
илринаноп . С С I	v Surveillance Co	amera sy	vsient				
100%		2024	\$623,400	1_3	\$33,800	В	
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -							
••							
		lls. Mani	ual Pull Station An	d Smoke	Detectors		
	Location: Througho Explanation: T-8 La 40% 60% 100% 100% 70% 30% ther Observation, Ex Location: Hallways Explanation: C C T 100% ther Observation, Ex	100% ther Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-8 Lamps 40% 60% 100% 100% 70% 30% ther Observation, Extent: Moderate, A Location: Hallways Explanation: C C T V Surveillance Co ther Observation, Extent: Moderate, A Location: Throughout The Building	100% 2024 ther Observation, Extent: Moderate, Area Affe Location: Throughout The Building Explanation: T-8 Lamps 40% 2024 60% 2024 100% 2024 100% 2039 70% 30% 2024 ther Observation, Extent: Moderate, Area Affe Location: Hallways Explanation: C C T V Surveillance Camera Sy 100% 2024 ther Observation, Extent: Moderate, Area Affe Location: Throughout The Building	100% 2024 \$125,600 ther Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: T-8 Lamps 40% 2024 \$8,600 60% 2024 \$5,200 100% 2024 \$2,200 100% 2039 ** 70% 30% 2039 ** 70% 30% 2024 \$54,600 ther Observation, Extent: Moderate, Area Affected: 100% Location: Hallways Explanation: C C T V Surveillance Camera System 100% 2024 \$623,400 ther Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building	100% 2024 \$125,600 10 ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps 40% 2024 \$8,600 10 60% 2024 \$5,200 1 100% 2024 \$2,200 10 100% 2039 ** 5 70% 30% 2024 \$54,600 1 ther Observation, Extent : Moderate, Area Affected : 100% Location : Hallways Explanation : C C T V Surveillance Camera System 100% 2024 \$623,400 1-3 ther Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Location : Location : Throughout The Building Location : Location	100% 2024 \$125,600 10 \$47,800 ther Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: T-8 Lamps 40% 2024 \$8,600 10 \$5,000 60% 2024 \$5,200 1 100% 2024 \$2,200 10 \$200 100% 2039 ** 5 \$600 70% 30% 2024 \$54,600 1 \$6,000 ther Observation, Extent: Moderate, Area Affected: 100% Location: Hallways Explanation: C C T V Surveillance Camera System	

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$25,900	В
	Other Observation, Extent: Light, A	rea Affected : .	100%			
	Location: Basement					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100% Now \$14,90	00 2040	* *	4	\$2,600	В
1 0 1	Leak Evident, Extent : Moderate, Ar	ea 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.

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

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

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	20%			2024	\$63,800	1	\$6,500	В
Convector/Radiator	80%			2029	* *	1	\$13,500	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Window/Wall Unit	25%			2019	\$30,400	1		В
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,000	В
Exhaust Fans								
Roof	100%			2024	\$47,000	2	\$1,600	В
Plumbing								
H/C Water Piping								_
Brass/Copper	85%	2-4	\$3,000	2044	**	1		В
			loderate, Area Affe	cted : 10	0%			
		: Booster	Ритр					
Galv Iron/Steel	15%			2037	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								_
Rigid Piping	100%			2029	* *	4	\$1,300	В
Sewage Ejector(s)	400						44.000	_
Electric	100%			2029	* *	4	\$1,300	В
Backflow Preventer								_
Generic	100%			2029	* *	1	\$3,200	В
Fixtures	1000/							-
Generic	100%							В
Vertical Transport								
Elevators	1.000/			LIEE	* *			C
Hydraulic	100%			LIFE				С
			Extent : Light, Area	Ајјестеа	: 100%			
	Location		IIit					
Fire Suppression	Ехріапа	tion : One) nii					
Fire Suppression Sprinkler								
Generic	100%	Now	\$13,800	2044	* *	1-2	\$12,700	В
Generic			: Moderate, Area			1-4	φ12,700	ט
		: Plumbin	. 1.1000 me, 11100 F	ујестен.	570			

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

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

Page: 47

DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Chemical System						
No Component	80%					D
Generic	20%	2022	\$4,900	1-3	\$8,300	В
	Other Observation, Extent : I	ight, Area Affectea	l : 100%			
	Location: Throughout					
	Explanation : Fire Extingui	shers				

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : CHARLES GAY SHELTER CLARK THOMAS BUILDING

Address : WARDS ISLAND ADJ. TO KEENER BLDG.

Borough : MANHATTAN Agency's Number : N/A

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 : 1085639

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$53,600
Interior Architecture	\$214,500	\$274,600
Electrical		\$374,800
Total	\$214,500	\$703,000
Priority A		\$53,600
Priority B	\$111,500	\$374,800
Priority C	\$103,000	\$274,600
Total	\$214,500	\$703,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$59,100	\$1,400	\$12,100	
Interior Architecture	\$44,900		\$2,700	\$6,100
Electrical	\$7,600	\$4,800	\$4,900	\$6,200
Mechanical	\$48,200	\$6,200	\$8,000	\$10,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,800	\$16,300	\$31,700	\$26,800
Priority A	\$59,100	\$1,400	\$12,100	
Priority B	\$59,800	\$15,000	\$16,900	\$20,700
Priority C	\$44,900		\$2,700	\$6,100
Total	\$163.800	\$16,300	\$31.700	\$26,800



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

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

rchitecture		Current F	Repair	Futur	e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior	<u>'</u>			•				•
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$39,800	A
Masonry: Brick	85%			LIFE	* *	5	\$67,700	A
Metal Panel	5%			2044	* *	5-10	\$13,700	A
Windows								
Aluminum	70%			2040	* *	5	\$6,300	A
Aluminum	30%			2046	* *	5	\$2,700	A
Parapets								
Metal Panel	10%	Now	\$2,100	2044	* *	5	\$200	A
			ents, Extent : Seve	re, Area	Affected : 20%			
	Location	: Coping						
Metal Rail	90%			2037	* *	5-10	\$19,900	Α
Roof								
Modified Bitumen	100%			2029	* *	10	\$53,600	Α
erior								
Floors								
Cast in Place Concrete	65%			LIFE	* *	5	\$205,900	C
Ceramic Tile	5%			2033	* *	5	\$3,600	C
Quarry Tile	5%			2037	* *	5	\$5,400	C
Vinyl Tile	25%			2024	\$171,600	3	\$9,100	C
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$4,100	C
Concrete Masonry Unit	75%			LIFE	* *	5	\$49,200	C
Gypsum Board	20%			LIFE	* *	5-10	\$27,900	C
Ceilings								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$7,200	В
AcousTileSusp.Lay-In	10%	Now	\$48,100	2044	* *	5	\$3,600	В
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 20%			
	Location	ı : Multipur	pose Room					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Multipur	pose Room					
Exposed Concrete	80%			LIFE	* *	5-10	\$72,400	В

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Over 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2024	\$31,000	3	\$300	В
	Other Observation, Extent: Moderate,	Area Affecte	ted : 100%			
	Location: Electrical Room					
	Explanation: No Nameplate Ratings	Available				

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

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

Asset #: 3014

Electrical		Current Repair Future R		e Replacement	Replacement Maintenance			
System Component Type	% of 1 Total	Fail Date Estimate (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Over 600 Volts								
Transformers								
Dry Type	100%		2022	\$33,300	3	\$300	В	
		rvation, Extent : Mo	oderate, Area Affe	cted : 100%				
		: Electrical Room						
	Explanati	on : 2- 500 Kva , 41	60/2400/208/120	Volts				
Feeders								
Cable	100%		2023	\$1,000	1		В	
Raceway								
Conduit	100%		2024	\$3,500	1		В	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2024	\$1,000	5	\$300	В	
	Other Obse	rvation, Extent : Mo	oderate, Area Affe	cted : 100%				
	Location	: Electrical Room						
	Explanati	on : 2- 1600 Amper	es					
Switchgear / Switchboard								
Air Circuit Breaker	100%		2024	\$14,800	5	\$300	В	
Raceway								
Conduit	100%		2024	\$2,600	1		В	
Panelboards				·				
Fused Disc Sw	20%		2023	\$2,200	5	\$200	В	
Molded Case Bkrs	60%		2023	\$6,700	5	\$800	В	
Molded Case Bkrs	20%		2040	* *	5	\$300	В	
Wiring						·		
Braided Cloth		2-4 Aged, Extent : Mode : Throughout The Bi		* * ed : 100%	1		В	
Thermoplastic	80%		2024	\$3,200	1		В	
Motor Controllers	30,0			ΨΕ,Ξοο				
Locally Mounted	80%		2022	\$43,200	5	\$300	В	
Locally Mounted	20%		2037	**	5	\$100	В	
Ground	2070		2031			Ψ100		
Grounding Devices								
Generic General Genera	100%		LIFE	* *	5	\$1,400	В	
Stand-by Power	10070		<u> En E</u>			Ψ1,100		
Transfer Switches								
Automatic	100%		2037	* *	1	\$14,900	В	
Generators	100/0		2031		1	Ψ17,700	ע	
Diesel	100%		2033	* *	1	\$18,700	В	
Diesei	Other Obse Location	rvation, Extent : Mo : Outside on : Emergency Ger	oderate, Area Affe	ected : 100%	1	ψ10,700	D	
Batteries	Zapianan	Liner gency Ger	.c. anor narea e (>U 11/1				
Lead/Acid	100%		2018	\$600	5	\$1,800	В	
Leau/ACIU	100%		2018	\$000	J	\$1,000	а	

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

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

Asset #: 3014

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power						
Fuel Storage	1000			_		_
Main Tank	100%	2039	**	5	\$1,400	В
	Other Observation, Extent : I Location : Outside	Moderate, Area Affecte	a: 100%			
	Explanation : No Available	Dating Canasity				
Lighting	Explanation . No Available	Kaling Capacity				
Interior Lighting						
Fluorescent	85%	2024	\$99,100	10	\$37,700	В
Tuorescent	Other Observation, Extent : I		. ,	10	Ψ31,700	Ь
	Location: Throughout The					
	Explanation: T-12 Lamps	8				
Fluorescent	10%	2024	\$11,700	10	\$4,400	В
Tuorescent	T-8 Lamps, Extent : Moderat			10	Ψ1,100	Ь
	Location : Hallways	-, · · · · ·, <i>j</i> - · · · · · · · · · · · ·	-			
Fluorescent	5%	2024	\$5,800	10	\$2,200	В
Tuorescent	Other Observation, Extent : I			10	\$2,200	ъ
	Location: Basement	noueraic, mearyjeeic	a. 10070			
	Explanation : Compact Flu	orescent Lamps				
Egress Lighting						
Emergency, Service	40%	2024	\$3,200	1		В
Emergency, Battery	10%	2024	\$2,000	10	\$1,200	В
Exit, Service	50%	2024	\$4,000	1	, ,	В
Exterior Lighting						
HID	100%	2024	\$2,000	10	\$200	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2032	* *	1	\$5,400	В
	Other Observation, Extent: I	Moderate, Area Affecte	d : 100%			
	Location : Outside					
	Explanation: CCTV Sur	veillance System				
Fire/Smoke Detection	700/					ь.
No Component	70%	2024	0150 500	1.0	40.30 0	D
Generic	30%	2024	\$170,600	1-3	\$9,200	В
	Other Observation, Extent : I	Moderate, Area Affecte	a: 100%			
	Location : Hallways	M 10 46 2	77 4 7 4 7	D 11		
	Explanation : Strobe Lights	s, Manual Pull Station,	Horns And Ala	rm Bells		

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

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

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

Asset #: 3014

Mechanical		Current I	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								•	
Conversion Equipment Pres. Reducing Valve/L Steam	P 100%			2033	* *	5	\$2,900	В	
Distribution Steam Piping/Pump	100%			2034	* *	4	\$2,400	В	
Terminal Devices Convector/Radiator		Now xtent : Mod : Thorugh	\$25,900 lerate, Area Affecte out	2029 d : 5%	* *	1	\$14,100	В	
Air Conditioning									
Energy Source Electricity	100%			2040	* *	1		В	
Conversion Equipment Window/Wall Unit No Component	10% 90%			2019	\$11,300	1		B D	
Ventilation									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,700	В	
Exhaust Fans	• • • •					_	**	_	
Interior Roof	20% 80%			2032 2032	* *	2 2	\$300 \$1,200	B B	
Plumbing									
H/C Water Piping Galv Iron/Steel	100%			2037	* *	1		В	
HW Heat Exchanger Low Temp	100%			2034	* *	4	\$4,800	В	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping Cast Iron		Now Clogged, I	\$3,800 Extent : Moderate, 1	LIFE Area Affe	* * ected : 5%	1		В	
Backflow Preventer									
Generic	100%			2029	* *	1	\$3,000	В	
Fixtures Generic		Fixtures, Ex	xtent : Severe, Area out	Affectea	1 : 100%			В	
Vertical Transport									
Elevators								_	
Geared Traction	Location	a : B-3	Extent : Light, Area	LIFE Affected	**: 100%			С	
Eine Communication	Explana	tion : 1 Un	ıt						
Fire Suppression Sprinkler									
Generic	100%			2044	* *	1-2	\$13,600	В	

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

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

Mechanical	Current Repair	Future Repl	acement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Fire Pump						
Generic	100%	2033	* *	1	\$9,100	В
Chemical System						
No Component	80%					D
Generic	20%	2022	\$4,900	1-3	\$8,300	В
	Other Observation, Extent : 1	Light, Area Affected : 100%	%			
	Location: Throughout					
	Explanation: Fire Extingu	ishers				

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : CHARLES GAY SHELTER-KEENER

Address : WARD'S ISLAND

Borough : MANHATTAN Agency's Number : N/A

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 : 1085639

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$68,000	\$320,500
Interior Architecture	\$315,800	\$1,050,900
Electrical		\$364,900
Mechanical	\$95,400	
Total	\$479,200	\$1,736,400
Priority A	\$68,000	\$320,500
Priority B	\$198,200	\$465,300
Priority C	\$213,000	\$950,500
Total	\$479,200	\$1,736,400

Total	\$153,900	\$29,600	\$51,200	\$47,600
Priority C	\$16,500			\$12,500
Priority B	\$103,600	\$29,600	\$41,300	\$35,000
Priority A	\$33,800		\$9,900	
Total	\$153,900	\$29,600	\$51,200	\$47,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$46,700	\$13,900	\$19,900	\$18,800
Electrical	\$25,600	\$11,700	\$14,300	\$12,300
Interior Architecture	\$43,900		\$3,100	\$12,500
Exterior Architecture	\$33,800		\$9,900	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1960

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$45,300	A
Masonry: Brick	75%			LIFE	* *	5	\$136,000	A
Masonry: Limestone	5%			LIFE	* *	5	\$6,800	A
Metal: Cage/Fence	5%			2037	* *	5	\$19,800	A
Window Wall	5%			2044	* *	5	\$17,000	A
Wood	5%			2029	* *	5	\$22,700	A
Windows								
Aluminum	100%			2040	* *	5	\$15,500	A
Roof	4.0			• • • •			* • • • • •	
Modified Bitumen	10%			2029	* *	10	\$6,200	A
Single Ply Membrane	90%			2024	\$196,800	10	\$55,700	A
nterior								
Floors	4.0		*== 000		de de	_	**= 400	~
Cast in Place Concrete	10%	Now	\$57,000	LIFE	**	5	\$27,400	C
		_	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location							
	Cracking/C Location		Extent : Moderate	, Area Aj	ffected : 25%			
Ceramic Tile	10%	Now	\$55,200	2027	* *	5	\$6,300	C
		_	ents, Extent : Mod nd Showers	erate, Ar	ea Affected : 20%		. ,	
	Cracking/	Crumhlina		Area A	ffected · 20%			
	_	_	Extent : Moderate	, Area Aj	ffected : 20%			
Vissal Tile	Location	_				2	¢24.500	- C
Vinyl Tile	Location 55%	_	Extent : Moderate	2024	\$653,500	3	\$34,500	C
Vinyl Tile Vinyl Tile	Location 55% 25%	: Toilets A	Extent : Moderate nd Showers	2024 2019	\$653,500 \$297,000	3 3	\$34,500 \$15,700	C C
	Location 55% 25% Other Obse	: Toilets A	Extent : Moderate nd Showers xtent : Moderate, A	2024 2019	\$653,500 \$297,000			
	Location 55% 25% Other Obst	: Toilets A ervation, E : Second 1	Extent : Moderate nd Showers Extent : Moderate, A	2024 2019	\$653,500 \$297,000			
Vinyl Tile	Location 55% 25% Other Obst	: Toilets A	Extent : Moderate nd Showers Extent : Moderate, A	2024 2019	\$653,500 \$297,000			
Vinyl Tile Interior Walls	Location 55% 25% Other Obs. Location Explanat	: Toilets A ervation, E : Second I ion : 9x9 U	Extent : Moderate nd Showers Extent : Moderate, A Floor Units	2024 2019 Area Affe	\$653,500 \$297,000 **cted: 100%	3	\$15,700	С
Vinyl Tile	Location 55% 25% Other Obsi Location Explanat	: Toilets A ervation, E : Second I ion : 9x9 U	Extent: Moderate nd Showers Extent: Moderate, A Floor Units \$38,800	2024 2019 Area Affe 2027	\$653,500 \$297,000 **			
Vinyl Tile Interior Walls	Location 55% 25% Other Obst Location Explanat 5% Cracking/0	: Toilets A ervation, E : Second I ion : 9x9 U Now Crumbling,	Extent : Moderate nd Showers Extent : Moderate, A Floor Units	2024 2019 Area Affe 2027	\$653,500 \$297,000 **	3	\$15,700	С
Vinyl Tile Interior Walls	Location 55% 25% Other Obset Location Explanat 5% Cracking/C	: Toilets A ervation, E : Second I ion : 9x9 U Now Crumbling, : Showers	Extent : Moderate nd Showers Extent : Moderate, A Floor Units \$38,800 Extent : Moderate	2024 2019 Area Affe 2027 , Area Aj	\$653,500 \$297,000 ected : 100% **	3	\$15,700	С
Vinyl Tile Interior Walls	Location 55% 25% Other Obst Location Explanat 5% Cracking/C Location Jnt Mortan	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj	\$653,500 \$297,000 ected : 100% **	3	\$15,700	С
Vinyl Tile Interior Walls Ceramic Tile	Location 55% 25% Other Obst Location Explanat 5% Cracking/C Location Jnt Mortan Location	: Toilets A ervation, E : Second I ion : 9x9 U Now Crumbling, : Showers	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj	\$653,500 \$297,000 *** ** ** ** ** ** ** **	5	\$15,700	С
Vinyl Tile Interior Walls Ceramic Tile Masonry: Brick	Location 55% 25% Other Obst Location Explanat 5% Cracking/C Location Jnt Mortan Location 10%	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj LIFE	\$653,500 \$297,000 *** ** ** ** ** Affected : 25%	5	\$15,700 \$3,300 \$4,000	C
Vinyl Tile Interior Walls Ceramic Tile Masonry: Brick Plaster	Location 55% 25% Other Obst Location Explanat 5% Cracking/C Location Jnt Mortan Location	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj	\$653,500 \$297,000 *** ** ** ** ** ** ** **	5	\$15,700	С
Interior Walls Ceramic Tile Masonry: Brick Plaster Ceilings	Location 55% 25% Other Obselve Location Explanat 5% Cracking/C Location Jnt Mortan Location 10% 85%	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj e, Area A	\$653,500 \$297,000 ** ** ** ** ** **	5	\$15,700 \$3,300 \$4,000 \$95,700	C
Interior Walls Ceramic Tile Masonry: Brick Plaster Ceilings Acous TileSusp.Lay-In	Location 55% 25% Other Obs. Location Explanat 5% Cracking/C Location Jnt Mortar Location 10% 85%	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Af LIFE LIFE 2022	\$653,500 \$297,000 ** ** ** ** ** ** ** ** ** **	5 10 5-10	\$15,700 \$3,300 \$4,000 \$95,700 \$6,300	C C C B
Interior Walls Ceramic Tile Masonry: Brick Plaster Ceilings	Location 55% 25% Other Obselve Location Explanat 5% Cracking/C Location Jnt Mortan Location 10% 85%	: Toilets A ervation, E : Second I ion: 9x9 U Now Crumbling, : Showers Miss/Eroc	Extent: Moderate nd Showers Extent: Moderate, A Floor Inits \$38,800 Extent: Moderate	2024 2019 Area Affe 2027 , Area Aj e, Area A	\$653,500 \$297,000 ** ** ** ** ** **	5 10 5-10	\$15,700 \$3,300 \$4,000 \$95,700	C C C

Electrical	Current Re	pair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Over 600 Volts

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

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

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

Asset #: 1960

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Over 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica	Extent : Moderate, 1 Il Room O Amperes, 4160 V		* * ected : 100%	3	\$300	В	
Transformers Dry Type	100% Other Obse	ervation, E : Electrica	Extent : Moderate, A	2022 Area Affe	\$33,300 ected : 100%	3	\$500	В	
Feeders Cable	100%			2023	\$1,000	1		В	
Raceway	10070			2023	Ψ1,000				
Conduit	100%			2024	\$3,500	1		В	
Under 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica	Extent : Moderate, 1 Il Room O Amperes	2034 Area Affe	* * ected : 100%	5	\$400	В	
Switchgear / Switchboard	1								
Fused Disc Sw	50%			2034	* *	5	\$200	В	
Molded Case Bkrs	50%			2024	\$22,200	5	\$1,100	В	
Raceway Conduit Conduit	80% 20%			2024 2034	\$8,300 * *	1 1		B B	
Panelboards Molded Case Bkrs Molded Case Bkrs	70% 30%			2023 2032	\$23,600	5 5	\$1,600 \$700	B B	
Wiring Braided Cloth		-	\$11,300 ent : Moderate, Are out The Building		* * ed : 100%	1		В	
Thermoplastic	30%			2034	* *	1		В	
Motor Controllers Locally Mounted	100%			2022	\$24,400	5	\$600	В	
Ground Grounding Devices Generic	100%			LIFE	* *	5	\$2,500	В	
Stand-by Power Transfer Switches Automatic	100%			2029	* *	1	\$25,900	В	
Generators Diesel	100%	ervation F	Extent : Moderate, 1	2027	* *	1	\$32,500	В	
	Location	: Outside	gency Genset Rate						

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

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

Asset #: 1960

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power	•	•				•
Batteries						
Lead/Acid	100%	2017	\$600	5	\$3,100	В
Fuel Storage						
Main Tank	100%	2039	* *	5	\$2,500	В
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%			
	Location : Outside					
	Explanation : 275 Gallons C	apacity				
Lighting						
Interior Lighting	0.50	2024	4101 100	4.0	472 000	-
Fluorescent	95%	2024	\$191,600	10	\$73,000	В
	T-12 Lamps, Extent: Moderat Location: Throughout The E		100%			
Fluorescent	5%	2024	\$10,100	10	\$3,800	В
	Other Observation, Extent : M	oderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation: Compact Fluo	rescent Lamps				
Egress Lighting						
Emergency, Service	50%	2019	\$6,900	1		В
Exit, Service	50%	2024	\$6,900	1		В
Exterior Lighting						
HID	100%	2024	\$3,400	10	\$300	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$86,400	1	\$9,400	В
	Other Observation, Extent : M		ected : 100%			
	Location: Hallways And Ou					
	Explanation: CCTV Surve	eillance Camera S	ystem			
Fire/Smoke Detection			_			_
Generic	100%	2029	**	1-3	\$51,800	В
	Other Observation, Extent : M		ected : 100%			
	Location: Throughout The E	· ·		_		
	Explanation : Alarm Bells, S	moke Detectors, S	trobe Lights And H	orns		

Mechanical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						•
Energy Source						
Campus Steam	100%	2034	* *	1		В
_	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Basement					
	Explanation : New Boilers Are Schedi	ıled To Be	e Installed			
Conversion Equipment						
Heat Exchanger	100%	2027	* *	1	\$41,500	В

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

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

Asset #: 1960

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•						
Distribution							
Hot Wtr Piping/Pump	100% Now	\$95,400	2032	* *	4	\$4,100	В
	Corroded, Extent Location : Baser	: Severe, Area Affecte	d : 30%				
			1.00 . 1	100/			
	Leak Evident, Extended Location: Baser	ent : Moderate, Area A nent	Ађестеа :	10%			
Terminal Devices							
Air Handler	40%		2032	* *	1	\$20,700	В
Convector/Radiator	60%		2029	* *	1	\$16,300	В
Air Conditioning						•	
Energy Source							
Electricity	100%		2040	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2019	\$19,500	1		В
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$73,900	В
Exhaust Fans							
Interior	90%		2032	* *	2	\$2,300	В
Roof	10%		2032	* *	2	\$300	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
HW Heat Exchanger							
Low Temp	100%		2034	* *	4	\$8,300	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Submersible	100%		2015	\$6,200	4	\$2,000	В
Backflow Preventer							
No Component	50%						D
Generic	50%		2029	* *	1	\$2,600	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			C
		ı, Extent : Light, Area	Affected	: 100%			
	Location: B-3	rr					
F: 0	Explanation: 1	Unit					
Fire Suppression							
Standpipe	1000/		20.44	4. 4.	1.5	Φ4 0 200	D
Generic	100%		2044	* *	1-5	\$42,300	В

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression						
Sprinkler						
Generic	100%	2044	* *	1-2	\$23,500	В
Chemical System						
No Component	80%					D
Generic	20%	2019	\$4,900	1-3	\$9,000	В
	Other Observation, Extent : Li	ight, Area Affected : 1009	%			
	Location: Throughout					
	Explanation: Fire Extinguis	hers				

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : CHARLES GAY SHELTER-SCHWARTZ

Address : WARD'S ISLAND

Borough : MANHATTAN Agency's Number : N/A

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 : 1085639

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$199,200	
Interior Architecture	\$193,400	\$314,400
Electrical		\$242,400
Mechanical	\$178,500	
Total	\$571,000	\$556,800
Priority A	\$199,200	
Priority B	\$265,000	\$242,400
Priority C	\$106,800	\$314,400
Total	\$571,000	\$556,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,500		\$11,100	
Interior Architecture	\$69,000			\$3,000
Electrical	\$7,700	\$6,200	\$7,800	\$6,800
Mechanical	\$21,000	\$10,000	\$20,000	\$7,400
Total	\$102,200	\$16,200	\$38,900	\$17,100
Priority A	\$4,500		\$11,100	
Priority B	\$28,700	\$16,200	\$27,800	\$14,200
Priority C	\$69,000			\$3,000
Total	\$102,200	\$16,200	\$38,900	\$17,100



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

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

Asset #: 1959

Architecture		Current F	Repair	air Future Replacement		М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Masonry: Brick	Location Caulking I	asonry Sup 1 : At Door. Deteriorate	ed, Extent : Modera	ıte, Area	Affected : 10%	5	\$29,800	A
	Vegetation	-	on Joint At Exit To Extent : Moderate, . out	_				
Metal Panel	5%			2044	* *	5-10	\$12,800	A
Metal Sect. OHD	5%			2029	* *	5	\$5,800	A
Wood	10%			2037	* *	5	\$18,600	A
Windows Aluminum	100%			2040	* *	5	000 02	A
Roof	100%			2040		5	\$9,000	A
Asphalt Shingle	25%			2027	* *	10	\$1,800	A
Modified Bitumen	65%			2032	* *	10	\$27,600	A
	Recent Re	place Evide i : Through	ent, Extent : Light, out		ected : 100%		, .,	
Skylight, Plastic	10%			2037	* *	1		A
Interior								
Floors Cast in Place Concrete	_	Crumbling,	\$61,700 , Extent : Light, Ard , Corridors	LIFE ea Affect	* * ed : 30%	5	\$89,100	С
C : T:1				2027	* *		Φ1. 7 00	
Ceramic Tile	Location Loose/Del	issing Elen 1 : Shower I lam Surface	\$15,000 nents, Extent: Mod Room Throughout e, Extent: Moderat Room Throughout		rea Affected : 25%	5	\$1,700	С
Vinyl Tile		_	\$45,100 nents, Extent : Ligh nout Cafeteria	2024 t, Area A	\$225,300 Affected : 25%	3	\$8,900	С
Interior Walls								
Ceramic Tile	Location Water Pen	lam Surface i : Shower i netration, E	\$19,800 e, Extent : Moderat Stalls Throughout Extent : Moderate, A			5	\$1,700	С
		: Shower :	Stalls Throughout					
Concrete Masonry Unit				LIFE	**	5	\$32,500	C
Gypsum Board	20%			LIFE	* *	5-10	\$23,000	C
Masonry: Brick	15%			LIFE	* *	10	\$3,000	С
Ceilings	1.50/			2029	* *	5	¢10.200	В
AcousTileSusp.Lay-In Exposed Struc: Wood	15% 85%			LIFE	* *	5 10	\$10,200 \$86,600	В
Exposed Struc: Wood	83%			LIFE	4- W	10	\$60,000	D

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

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

Asset #: 1959

Electrical	Current F	lepair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Under 600 Volts									
Service Equipment	400-				_	4.00	_		
Fused Disc Sw	100%		2034	* *	5	\$200	В		
	Other Observation, E		Area Affe	ected : 100%					
	Location : Electrica		ъ.						
G :: 1	Explanation: No A	vailable Nameplate	Ratings	Available					
Switchgear / Switchboard	1000/		2024	* *	_	¢200	D		
Fused Disc Sw	100%		2034		5	\$200	В		
Raceway	1000/		2024	¢2.600	1		D		
Conduit	100%		2024	\$2,600	1		В		
Panelboards	200/		2022	¢2.200	_	¢200	D		
Fused Disc Sw Molded Case Bkrs	20%		2023 2023	\$2,200	5	\$200	В		
	80%		2023	\$9,000	5	\$1,000	В		
Wiring	1000/		2024	¢4.000	1		D		
Thermoplastic	100%		2024	\$4,000	1		В		
Motor Controllers	1000/		2022	¢54,000	_	¢200	D		
Locally Mounted	100%		2022	\$54,000	5	\$300	В		
Ground									
Grounding Devices	1000/		TIPE	* *	_	¢1 200	D		
Generic	100%		LIFE		5	\$1,300	В		
Stand-by Power									
Transfer Switches	100%		2029	* *	1	\$12,000	D		
Automatic	100%		2029		1	\$13,900	В		
Generators	1000/		2027	* *	1	¢17.500	D		
Diesel	100%	rtant . Madanata			1	\$17,500	В		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside								
	Explanation : Emer	aanan Cananatan B	Patad @	100 V					
Batteries	Explanation . Emer	gency Generalor K	.aiea @ .	100 KW					
Lead/Acid	100%		2017	\$600	5	\$1,700	В		
	100%		2017	\$000		\$1,700	Б		
Fuel Storage Main Tank	100%		2039	* *	5	\$1,300	В		
Maiii Talik	Other Observation, E	rtent : Moderate			3	\$1,300	Ь		
	Location : Outside	xieni . Moderdie, F	тей Аује	ciea . 10070					
	Explanation: 275 C	Callons Canacity							
Lighting	Explanation . 275 C	ditons Capacity							
Interior Lighting									
Fluorescent	92%		2024	\$100,500	10	\$38,300	В		
Tuorescent	T-12 Lamps, Extent:	Moderate. Area At			10	ψ30,300	ь		
	Location : Through		jeerea .	100,0					
Elegeneric		The Dunaing	2024	Φ2 200	10	ΦΩΩΩ	D		
Fluorescent	2% Other Observation F	rtant · Madanata	2024	\$2,200	10	\$800	В		
	Other Observation, E		1reu Affe	ciea : 100%					
	Location : Boiler Re								
****	Explanation: Comp	pact r tuorescent Le	•	*=	4.0	***			
HID	4%		2024	\$700	10	\$100	В		
Incandescent	2%		2019	\$2,200	2		В		

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

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

Asset #: 1959

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Egress Lighting						
Emergency, Service	50%	2019	\$3,700	1		В
Exit, Service	50%	2024	\$3,700	1		В
Exterior Lighting						
HID	100%	2024	\$1,800	10	\$100	В
Alarm						
Security System						
No Component	70%					D
Generic	30%	2024	\$46,500	1	\$5,100	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Hallways And	d Outside				
	Explanation: CCTV	Surveillance Camera Sy	stem			
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$27,900	В
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
	Explanation: Strobe Lig	ghts, Smoke Detectors A	And Horns And Ala	ırm Bells	•	

Mechanical		Current R	lepair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	\$126,800	2054	* *	5	\$7,000	В
		ent, Extent . : Buried F	: Severe, Area Affe uel Tank	cted : 100	0%			
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$22,500	В
	Other Obs	ervation, E.	xtent : Severe, Are	a Affected	d: 100%			
	Location	: 1st Floor						
	•	-	arete Boiler Room. er Boiler For Dom			eating. C	Center Boiler	
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$51,700	2032	* *	4	\$2,200	В
	Corroded,	Extent: M	oderate, Area Affe	cted : 20%	%			
	Location	: Through	out					
Terminal Devices								
Air Handler	10%			2024	\$27,700	1	\$2,800	В
Convector/Radiator	90%			2029	* *	1	\$13,200	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2017	\$10,600	1		В
No Component	90%							D

Ventilation

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

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

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

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$40,100	В
Exhaust Fans						
Roof	100%	2032	* *	2	\$1,400	В
lumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2029	* *	1		В
HW Heat Exchanger						
Low Temp	100%	2024	\$16,000	4	\$6,700	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2029	* *	1	\$2,800	В
Fixtures						
Generic	100%					В
	Obsolete Fixtures, Extent: Seve Location: Throughout	re, Area Affected : 100	0%			
ire Suppression						
Sprinkler						
Generic	100%	2044	* *	1-2	\$12,700	В
Chemical System						
Dry	10%	2019	\$2,400	1-3	\$4,500	В
	Other Observation, Extent : Ligh	ht, Area Affected : 100	%			
	Location : Kitchen					
	Explanation : Kitchen Hood					
No Component	70%					D
Generic	20%	2022	\$4,900	1-3	\$8,300	В
	Other Observation, Extent : Ligh	ht, Area Affected : 20%	ó			
	Location: Throughout					
	Explanation : Fire Extinguishe	ers				

Page: 65

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : COMMONWEALTH

Address : 1150 COMMONWEALTH AVENUE

Borough : BRONX Agency's Number : SR05
Program / Asset # : DHS0078.000 / 4450 Yr Built/Renovated : 1992 /

Area Sq Ft : 73,771 Project Type : HOMELESS SERVICES

Date of Survey : 13-Oct-2009 Landmark Status : NONE

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

Block : 3752 Lot : 13 BIN : 2088552

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$375,600	\$77,300
Interior Architecture	\$84,100	\$672,500
Electrical		\$268,300
Mechanical	\$41,500	
Total	\$501,200	\$1,018,100
Priority A	\$375,600	\$77,300
Priority B	\$41,500	\$268,300
Priority C	\$84,100	\$672,500
Total	\$501,200	\$1.018.100

Total	\$35,700	\$27,500	\$26,300	\$28,300
Priority C	\$10,500			\$9,400
Priority B	\$25,200	\$19,200	\$23,700	\$18,900
Priority A		\$8,300	\$2,600	
Total	\$35,700	\$27,500	\$26,300	\$28,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$11,300	\$5,500	\$11,600	\$6,800
Electrical	\$5,900	\$5,800	\$4,200	\$4,200
Interior Architecture	\$10,500			\$9,400
Exterior Architecture		\$8,300	\$2,600	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4450

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	\$77,300	A
Metal Panel	2%			2041	* *	5-10	\$11,200	Α
Window Wall	3%			2041	* *	5	\$9,200	A
Windows	0 == .				de de	_		
Aluminum	95%			2037	* *	5	\$5,200	A
Glass Block	5%			LIFE	* *	5	\$200	Α
Parapets	4.50/			LIEE	<i>ት</i> ታ	~	Ф2 200	
Concrete Masonry Unit	45%			LIFE	* *	5	\$3,300	A
Masonry: Brick	50%			LIFE	* *	5	\$3,200	A
Metal Panel	5%			2041	* *	5	\$1,200	A
Roof	1000/	M	\$275 COO	2021	* *			
Modified Bitumen	100%		\$375,600 lerate, Area Affecte	2031				Α
		мені . тос ı : Through		ea . 2070				
		_	oui xtent : Moderate, A	roa Affa	ctad : 10%			
			xiem : Moderdie, A Rooms On Fourth I		ciea . 1070			
			: Moderate, Area A		. 25%			
		ией, Ехіені 1 : Through		пуестей.	. 25/0			
terior		0						
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$19,400	C
Ceramic Tile	5%			2030	* *	5	\$4,400	C
Vinyl Tile	75%			2021	\$631,100	3	\$33,300	C
Vinyl Tile	10%	4+	\$84,100	2031	* *	3	\$3,300	C
-	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	ı : Multipur	pose Room					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected .	: 25%			
	Location	ı : Multipur	pose Room					
Interior Walls								
	250/			LIFE	* *	5	\$10,600	C
Concrete Masonry Unit	25%							
Concrete Masonry Unit Glass: Single Pane	25% 10%			LIFE	* *	5	\$8,000	C
					* *		\$8,000 \$41,400	C C
Glass: Single Pane	10%			LIFE		5		
Glass: Single Pane Gypsum Board	10%			LIFE		5		
Glass: Single Pane Gypsum Board Ceilings	10% 65% 70%	netration, E	xtent : Light, Area	LIFE LIFE	* *	5 5	\$41,400	С
Glass: Single Pane Gypsum Board Ceilings	10% 65% 70% Water Per		xtent : Light, Area Rooms On Fourth I	LIFE LIFE LIFE Affected	* *	5 5	\$41,400	С

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

Under 600 Volts

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

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

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

Asset #: 4450

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type		Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$300	В
		rvation, Extent :		rea Affe	ected : 100%			
		Electrical Room						
	Explanation	on : Main Service	e Switch Rat	ed @ 80	00 Amperes.			
Switchgear / Switchboard	1000/			2021	de de	_	#200	
Fused Disc Sw	100%			2031	* *	5	\$300	В
Raceway	4.0.0							_
Conduit	100%			2031	* *	1		В
Panelboards								_
Fused Disc Sw	30%			2029	* *	5	\$400	В
Molded Case Bkrs	70%			2029	* *	5	\$1,100	В
Wiring								
Thermoplastic	100%			2031	* *	1		В
Motor Controllers								
Locally Mounted	100%			2026	* *	5	\$400	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	В
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$18,600	В
Generators	400						***	_
Diesel	100%			2024	\$73,000	1	\$23,400	В
		rvation, Extent:		rea Affe	ected : 100%			
		Generator Room						
	Explanation	on : 125kw Dmt (Genset					
Batteries								_
Lead/Acid	100%			2015	\$600	5	\$2,200	В
Fuel Storage								
Main Tank	100%			2036	* *	5	\$1,800	В
Lighting								
Interior Lighting								_
Fluorescent	99%			2021	\$141,400	10	\$53,900	В
		rvation, Extent :	Moderate, A	rea Affe	ected : 100%			
		Throughout						
	Explanatio	on : T12 Lamps A	And Compac					
HID	1%			2021	\$200	10		В
Egress Lighting								
Emergency, Service	20%			2021	\$2,000	1		В
Exit, Service	80%			2021	\$7,800	1		В
Lightning Protection	-							
Arresters/Cabling								
Generic	100%			2036	* *	5	\$600	В

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

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

Asset #: 4450

Mechanical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Furnace	30%	Now	\$2,500	2021	\$24,700	1	\$7,900	В
			t : Severe, Area Aff of Mounted Units	fected : 3	0%			
		: Four Ko	oj Mouniea Uniis					
Hot Water Boiler	70%			2034	* *	1	\$20,600	В
			Extent : Light, Area	Affected	: 70%			
		: Boiler R						
	Explana	tion: 2 Un	its					
Distribution				2020			A	-
Hot Wtr Piping/Pump	70%			2029	* *	4	\$2,100	В
No Component	30%							D
Terminal Devices				•	_			_
Fan Coil Unit/Heat	70%			2026	* *	1	\$13,400	В
No Component	30%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Reciprocating	10%	Now	\$1,100	2021	\$22,800	1	\$2,500	В
Compr/Chiller								
			t : Severe, Area Aff	fected : 1	0%			
	Location	: 2nd Floo	r Roof					
Window/Wall Unit	30%			2016	\$41,500	1		В
No Component	60%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$20,700	1	\$1,900	В
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$5,400	2	\$4,100	В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,100	В
Exhaust Fans							•	
Interior	20%			2026	* *	2	\$400	В
Roof	80%			2026	* *	2	\$1,500	В
Plumbing							•	
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$8,800	В
*		ervation, E	Extent : Light, Area		: 100%		,	
		: Boilers						
	Explana	tion : Hot \	Water Coils In Boil	ers				

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

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

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2026	* *	4	\$1,300	В
Sewage Ejector(s)							
Electric	100%		2026	* *	4	\$1,300	В
Backflow Preventer							
Generic	100%		2026	* *	1	\$3,700	В
Fixtures							
Generic	100%						В
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			C
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location: B, 1, 2,	3, 4					
	Explanation: 2 U	nits - One Is Current	tly Under	rgoing Repair			

Page: 70

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : DEAN STREET FAMILY CENTER

Address : 2155 DEAN STREET

Borough : BROOKLYN Agency's Number : N/A

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 2015 - 2018	FY 2019 - 2024
Electrical		\$55,100
Total		\$55,100
Priority B		\$55,100
Total		\$55,100

Total	\$81,300	\$7,300	\$7,300	\$36,000
Priority C	\$17,300	\$3,600	\$1,900	
Priority B	\$26,000	\$3,700	\$5,400	\$16,500
Priority A	\$38,000			\$19,500
Total	\$81,300	\$7,300	\$7,300	\$36,000
Mechanical	\$18,900	\$3,200	\$5,000	\$6,700
Electrical	\$1,200	\$600	\$400	\$9,700
Interior Architecture	\$23,100	\$3,600	\$1,900	
Exterior Architecture	\$38,000			\$19,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

Asset #: 1972

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls	= 00/				de de	_	#22.100		
Masonry: Brick	70%			LIFE	* *	5	\$22,100	A	
Masonry: Limestone	5%	0.2	¢24.900	LIFE	* *	5	\$1,200	A	
Stucco Cement	_	0-2 Crumbling a : Through	\$24,800 Extent : Moderate out	2028 , Area A		5	\$9,900	A	
Windows									
Aluminum	-	Progress, : Through	Extent : Light, Ared	2039 a Affecte	* * d : 100%	5	\$2,000	A	
Steel	5%	Now	\$6,200	2048	* *	5	\$700	A	
	Corrosion Location	_	Extent : Moderate, A	Area Affe	ected : 25%				
	Deteriora Location		Extent : Moderate,	Area Af	fected : 50%				
	Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Stairs								
	-	Progress, a: Through	Extent : Light, Ared out	a Affecte	d : 100%				
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,900	A	
Masonry: Brick	_	_	\$7,000 Extent : Moderate	LIFE , Area A	* * ffected : 20%	5	\$2,100	A	
	Location : Throughout Recent Repair Evident, Extent : Light, Area Affected : 50% Location : Throughout								
	Other Obs	ervation, E	Extent : Moderate, A e, Interior Face	Area Affe	ected : 50%				
	Explana	tion : Stuce	o On Brick						
Metal Panel	5%			2043	* *	5	\$500	A	
Roof									
Modified Bitumen	95%			2028	* *	10	\$19,300	A	
Skylight, Metal/Glass	5%			2043	* *	10	\$3,400	A	
nterior									
Floors Ceramic Tile	10%	Now	\$15,200	2026	* *	5	\$1,700	С	
Ceraniie The	Cracking/	Crumbling	Extent : Moderate s And First Floor		ffected : 10%	3	ψ1,700	C	
Ceramic Tile	5%			2032	* *	5	\$1,700	С	
Marble Panels	2%	Now	\$2,100	LIFE	* *	5	\$500	Č	
		issing Elen	nents, Extent : Mod		ea Affected : 10%				
Vinyl Tile	83%			2028	* *	3	\$10,700	С	

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

Asset #: 1972

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$2,100	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$800	C
Gypsum Board	75%			LIFE	* *	5	\$18,500	C
Marble Panels	2%			LIFE	* *			C
Plaster	13%			LIFE	* *	5	\$1,600	C
Ceilings								
Gypsum Board	80%			LIFE	* *	5	\$34,500	В
Plaster	20%	0-2	\$5,900	LIFE	* *	5	\$4,300	В
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					

ce								
ted Cost	Priority Code							
\$100	В							
Φ.c.0.0	ъ							
\$600	В							
	D							
	В							
\$ <00	D							
\$600	В							
	D							
	В							
\$300	В							
100% Now \$900 LIFE ** 5 \$300 B Other Observation, Extent: Moderate, Area Affected: 100%								
\$4,200	В							
20% 2023 \$11,100 10 \$4,200 B Other Observation, Extent: Moderate, Area Affected: 100%								
\$6,300	В							
30% 2028 ** 10 \$6,300 B Other Observation, Extent: Moderate, Area Affected: 100%								
\$300	В							
	\$6,300 \$300							

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

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

DEPT. OF HOMELESS SERVICES - 071 DEAN STREET FAMILY CENTER

Asset #: 1972

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$2,800	В
Exit, Service	50%			2028	* *	1		В
Exterior Lighting								
HID	100%			2023	\$1,000	10	\$100	В
Alarm								
Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2023	\$55,100	1-3	\$2,900	В

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	1000/		2022	* *	_	ФД 100	ъ.
Fuel Oil No 2	100%	ion Entont Light Ange	2033		5	\$7,100	В
	Location : Bas	ion, Extent : Light, Area	і Ајјестеа	: 100%			
		emeni One Tank Of 3,500 Gal	lone				
Conversion Equipment	Explanation .	One Tank Of 5,500 Gai	ions				
Steam Boiler	100%		2043	* *	1	\$22,800	В
Steam Boner		ion, Extent : Light, Area		: 100%	1	Ψ22,000	Ь
	Location : Box	_	33				
	Explanation:	1 Unit					
Distribution							
Steam Piping/Pump	100%		2033	* *	4	\$1,100	В
Terminal Devices							
Convector/Radiator	100% No	' '	2028	* *	1	\$6,700	В
		Moderate, Area Affect	ed : 10%				
	Location : Thr	oughout					
Air Conditioning							
Energy Source	1000/		2020	* *	1		D
Electricity	100%		2039	* *	1		В
Conversion Equipment Window/Wall Unit	10%		2021	\$5,400	1		В
No Component	90%		2021	\$3,400	1		D D
Ventilation	<i>9</i> 070						D
Exhaust Fans							
Roof	100% No	w \$4,200	2028	* *	2	\$600	В
	Broken, Extent .	Moderate, Area Affect	ed : 15%			, , , , ,	
	Location: Roo						
Plumbing							
H/C Water Piping							
Brass/Copper	10%		2033	* *	1		В
Galv Iron/Steel	90%		2028	* *	1		В

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
HW Heat Exchanger						
Low Temp	100%	2053	* *	4	\$2,300	В
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location : Boiler Room					
	Explanation: Coils Located In Boile	r				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Backflow Preventer						
Generic	100%	2031	* *	1	\$1,400	В
Fixtures						
Generic	100%					В

Page: 75

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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 : 13-Aug-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,6

Block : 372 Lot : 14 BIN : 1004357

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$263,400
Mechanical		\$339,000
Total		\$602,400
Priority B		\$339,000
Priority C		\$263,400
Total		\$602,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$30,000	\$11,100	\$5,000	
Interior Architecture	\$7,300			\$3,500
Electrical	\$1,600	\$26,400	\$2,000	\$1,600
Mechanical	\$16,600	\$2,700	\$8,300	\$2,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$61,500	\$46,200	\$21,100	\$13,800
Priority A	\$30,000	\$11,100	\$5,000	
Priority B	\$24,100	\$35,100	\$16,100	\$10,300
Priority C	\$7,300			\$3,500
Total	\$61,500	\$46,200	\$21.100	\$13,800



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

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

Asset #: 4441

System	Priority Code	aintenance	Ma	Replacement	Current Repair Future Replacement		Architecture
Concrete Masonry Unit 25% LIFE ** 5 \$5,300 Masonry: Brick 25% LIFE ** 5 \$8,500 Masonry: Brick 25% LIFE ** 5 \$8,500 Cother Observation, Extent: Light, Area Affected: 100% Location: East Facade Explanation: Stucco On Brick Masonry: Brick 50% LIFE ** 5 \$17,100 Windows Aluminum 100% 2037 ** 5 \$2,300 Parapets Concrete Masonry Unit 25% LIFE ** 5 \$500 Masonry: Brick 40% LIFE ** 5 \$700 Diagonal Cracks, Extent: Light, Area Affected: 5% Location: Interior Corners Metal Panel 5% 2031 ** 5 \$300 Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Coping At East Parapet Pre-Cast Concrete 5% Now \$200 LIFE ** 5 \$600 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Ktchen Vegetation Gr		Estimated Cost	•	Estimated Cost			Component
Concrete Masonry Unit Masonry: Brick 25% LIFE ** 5 \$5,300							
Masonry: Brick 25% LIFE ** 5 \$8,500		4.5.200	_	de de		9.504	
Masonry: Brick 50% LIFE ** 5 \$17,100	A						•
Location : East Facade Explanation : Stucco On Brick S0% LIFE ** 5 \$17,100	A	\$8,500	5				Masonry: Brick
Masonry: Brick 50% LIFE ** 5 \$17,100 Windows Aluminum 100% 2037 ** 5 \$2,300 Parapets Concrete Masonry Unit Masonry: Brick 25% LIFE ** 5 \$500 Masonry: Brick 40% LIFE ** 5 \$700 Diagonal Cracks, Extent: Light, Area Affected: 5% Location: Interior Corners ** 5 \$300 Metal Panel 5% 2031 ** 5 \$300 Corrosion/Rusting, Extent: Moderate, Area Affected: 25% Location: Coping At East Parapet ** 5 \$600 Pre-Cast Concrete 5% Now \$200 LIFE * 5 \$600 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Location: Coping ** 5 \$600 Stucco Cement 25% 2034 * * 5 \$1,200 Roof Modified Bitumen 75% 2026 * 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 * 10 \$10,900 Broken Paver Blocks, Extent: Severe, Area Affected: 35% </td <td></td> <td></td> <td></td> <td>. 10076</td> <td>Агеа Ајјестеа</td> <td>_</td> <td></td>				. 10076	Агеа Ајјестеа	_	
Masonry: Brick 50% LIFE ** 5 \$17,100 Windows Aluminum 100% 2037 ** 5 \$2,300 Parapets							
Windows Aluminum 100% 2037 ** 5 \$2,300 Parapets Concrete Masonry Unit Masonry: Brick 25% LIFE ** 5 \$500 Location : Interior Corners Metal Panel 5% 2031 ** 5 \$300 Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Coping At East Parapet Pre-Cast Concrete 5% Now \$200 LIFE ** 5 \$600 July Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Open Joints, Extent : Moderate, Area Affected : 25% Location : Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Ktchen	A	\$17 100	5	* *	LIFE		Masonry: Brick
Aluminum 100% 2037		Ψ17,100			- Lii L	2070	<u></u>
Parapets Concrete Masonry Unit 25%	A	\$2,300	5	* *	2037	100%	
Concrete Masonry Unit Masonry: Brick		. ,					Parapets
Metal Panel Diagonal Cracks, Extent: Light, Area Affected: 5% Location: Interior Corners	A	\$500	5	* *	LIFE	25%	
Metal Panel 5% 2031 ** 5 \$300 Corrosion/Russing, Extent: Moderate, Area Affected: 25% Location: Coping At East Parapet Pre-Cast Concrete 5% Now \$200 LIFE ** 5 \$600 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen Paver: Asphalt 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen	A	\$700	5				Masonry: Brick
Metal Panel 5% 2031 ** 5 \$300 Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Coping At East Parapet 5% Now \$200 LIFE ** 5 \$600 Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Open Joints, Extent : Moderate, Area Affected : 25% Location : Coping 2034 ** 5 \$1,200 Roof Modified Bitumen Paver: Asphalt 75% 2026 ** 10 \$10,900 Broken Paver Blocks, Extent : Severe, Area Affected : 35% Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen Vegetation : Roof Over Kitchen				5%	Area Affected :		
Pre-Cast Concrete Pre-Cast Concrete Sw Now \$200 LIFE ** 5 \$600 Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement Roof Modified Bitumen Paver: Asphalt 75% 2026 ** 10 \$10,900 Power: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen						Location: Interior Corners	
Pre-Cast Concrete Sw Now \$200 LIFE ** 5 \$600 Int Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Open Joints, Extent : Moderate, Area Affected : 25% Location : Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent : Severe, Area Affected : 35% Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen Location : Roof Over Kitchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen Contains Roof Over Ki	A	\$300	5				Metal Panel
Pre-Cast Concrete 5% Now \$200 LIFE ** 5 \$600 Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen Paver: Asphalt 75% 2026 ** 10 \$10,900 \$10,900 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen				rted : 25%			
Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% Location: Coping Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement Roof Modified Bitumen Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen					pet	Location : Coping At East Parapet	
Location : Coping Open Joints, Extent : Moderate, Area Affected : 25% Location : Coping Stucco Cement Roof Modified Bitumen Paver: Asphalt 20% Now \$29,900 2036 Broken Paver Blocks, Extent : Severe, Area Affected : 35% Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen	Α	\$600	5			* * * * * * * * * * * * * * * * * * *	Pre-Cast Concrete
Open Joints, Extent: Moderate, Area Affected: 25% Location: Coping Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen				ffected : 25%	oderate, Area A		
Location : Coping 25% 2034 ** 5 \$1,200				- 0.4			
Stucco Cement 25% 2034 ** 5 \$1,200 Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen				5%	rea Affected : 2	-	
Roof Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen		Φ1. 2 00		de de	2024		g
Modified Bitumen 75% 2026 ** 10 \$10,900 Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen	A	\$1,200	5	**	2034	25%	
Paver: Asphalt 20% Now \$29,900 2036 ** Broken Paver Blocks, Extent: Severe, Area Affected: 35% Location: Roof Over Ktchen Vegetation Growth, Extent: Moderate, Area Affected: 35% Location: Roof Over Kitchen	۸	\$10,000	10	* *	2026	750/	
Broken Paver Blocks, Extent : Severe, Area Affected : 35% Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen	A A	\$10,900	10				
Location : Roof Over Ktchen Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen	Λ			ted : 35%			r aver. Aspitati
Vegetation Growth, Extent : Moderate, Area Affected : 35% Location : Roof Over Kitchen							
Location: Roof Over Kitchen				cted : 35%	rate, Area Affe		
Worn/Eroded, Extent : Severe, Area Affected : 50%							
				0/	ea Affected : 50	Worn/Eroded, Extent : Severe, Area	
Location: Roof Over Kitchen				%0	33		
Roll Roofing 5% 2017 \$3,200 5 \$1,200				% 0	33		
Interior	A	\$1,200	5			Location: Roof Over Kitchen	Roll Roofing
Floors	A	\$1,200	5			Location: Roof Over Kitchen	
				\$3,200	2017	Location : Roof Over Kitchen 5%	Interior Floors
	С	\$5,300	5	\$3,200	2017 LIFE	Location : Roof Over Kitchen 5% 7%	Interior Floors Cast in Place Concrete
	C C	\$5,300 \$3,500	5 5	\$3,200 ** **	2017 LIFE 2030	Location : Roof Over Kitchen 5% 7% 10%	Interior Floors Cast in Place Concrete Ceramic Tile
	C C C	\$5,300 \$3,500 \$1,600	5 5 5	\$3,200 ** **	2017 LIFE 2030 2034	Location: Roof Over Kitchen 5% 7% 10% 3%	Interior Floors Cast in Place Concrete Ceramic Tile Quarry Tile
	C C	\$5,300 \$3,500	5 5	\$3,200 ** **	2017 LIFE 2030	Location : Roof Over Kitchen 5% 7% 10%	Interior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile
	C C C	\$5,300 \$3,500 \$1,600 \$13,900	5 5 5 3	\$3,200 ** ** ** \$263,400	2017 LIFE 2030 2034 2021	Tocation : Roof Over Kitchen 5% 7% 10% 3% 80%	Interior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls
Gypsum Board 65% LIFE ** 5 \$16,200	C C C C	\$5,300 \$3,500 \$1,600 \$13,900	5 5 5 3	\$3,200 ** **	2017 LIFE 2030 2034 2021	Tocation: Roof Over Kitchen 5% 7% 10% 3% 80%	Interior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile
Plaster 20% LIFE ** 5 \$2,500	C C C	\$5,300 \$3,500 \$1,600 \$13,900 \$4,200 \$800	5 5 5 3 5 5	\$3,200 ** ** ** \$263,400 **	2017 LIFE 2030 2034 2021 2030 LIFE	Tocation: Roof Over Kitchen 5% 7% 10% 3% 80%	Interior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit

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

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

Asset #: 4441

Architecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	90%		2034	* *	5	\$31,300	В
Exposed Concrete	7%		LIFE	* *	5	\$400	В
Exposed Struc: Steel	3%		LIFE	* *			В

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment	400-1	-0.44	* *	_	*100	_
Fused Disc Sw	100%	2041		5	\$100	В
	Other Observation, Extent:		ectea : 100%			
	Location: Electrical Room		00 4			
C . '4 . 1 / C . '4 . 1 . 1 1	Explanation : Main Service	e Switch Ratea At 80	O Amperes.			
Switchgear / Switchboard Molded Case Bkrs	100%	2041	* *	5	\$600	В
	100%	2041		3	\$000	Б
Raceway Conduit	100%	2041	* *	1		В
Panelboards	10070	2041		1		ь
Molded Case Bkrs	100%	2037	* *	5	\$600	В
Wiring	100/0	2037			\$000	ъ
Thermoplastic	100%	2041	* *	1		В
Motor Controllers	10070	2041				ь
Locally Mounted	100%	2026	* *	5	\$200	В
Ground	10070	2020			Ψ200	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
Stand-by Power					·	
Transfer Switches						
Automatic	100%	2034	* *	1	\$7,300	В
Generators						
Diesel	100%	2030	* *	1	\$9,200	В
	Other Observation, Extent :	Light, Area Affected	: 100%			
	Location: Basement					
	Explanation : One 156 Kva	Onan Genset				
Batteries						
Nickel Cadmium	100%	2016	\$600	5	\$5,300	В
Fuel Storage						
Main Tank	100%	2049	* *	5	\$700	В
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location: Basement					
I iohtino	Explanation: 275 Gals.					

Lighting

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

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

Asset #: 4441

Electrical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	99%	2026	* *	10	\$21,100	В
	Other Observation, Extent:	Moderate, Area Affected	: 100%			
	Location: Throughout The	Building				
	Explanation: Using T-8 A	nd T-12 Lamps				
HID	1%	2026	* *	10		В
Egress Lighting						
Emergency, Service	50%	2026	* *	1		В
Exit, Service	50%	2026	* *	1		В

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2031	* *	1		В
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$11,500	В
			tent : Light, Area	Affected	: 100%			
	Location	: Boiler Roo	om					
	Explanat	ion : 2 Units	7					
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,100	В
Terminal Devices								
Air Handler	80%			2026	* *	1	\$11,500	В
Convector/Radiator	10%			2034	* *	1	\$800	В
Fan Coil Unit/Heat	10%			2026	* *	1	\$800	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2022	\$339,000	2	\$1,400	В
Heat Rejection								
Evap Condenser	100%			2021	\$21,400	2	\$16,200	В
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,900	В
Exhaust Fans								
Interior	50%	Now	\$8,700	2031	* *	2	\$300	В
	Not in Serv	rice, Extent :	Moderate, Area	Affected	: 100%			
	Location	: Interior U	nit Could Not Be	Located,	May Have Been R	emoved		
Roof	50%	Now	\$1,000	2031	* *	2	\$300	В
			Moderate, Area		: 100%		,	
			ust Fan Was Nev	00				
Plumbing	Bocanon	c ii Bana	1 000 11 000 110 11	. 1 000 110				

Plumbing

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

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

Mechanical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$6,100	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sewage Ejector(s)								
Electric	100%	Now	\$1,000	2021	\$10,300	4	\$1,300	В
	Corroded,	Extent: M	oderate, Area Affe	cted : 10	%			
	Location	: Only One	e Float Switch For	2 Pumps	S			
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	a : B-6						
	Explana	tion : 1 Uni	t					

Page: 80

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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 /

Date of Survey : 17-Nov-2009 Landmark Status : NONE

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

Block : 3583 Lot : 6 BIN : 3082035

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$45,500
Interior Architecture		\$172,300
Electrical		\$49,400
Mechanical		\$99,800
Total		\$367,000
Priority A		\$45,500
Priority B		\$200,300
Priority C		\$121,200
Total		\$367,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$30,100	\$1,600	
Interior Architecture	\$11,500			\$1,600
Electrical	\$100	\$300	\$100	
Mechanical	\$12,600	\$24,100	\$8,400	\$3,800
Total	\$24,300	\$54,400	\$10,100	\$5,400
Priority A		\$30,100	\$1,600	
Priority B	\$12,700	\$24,400	\$8,500	\$3,800
Priority C	\$11,500			\$1,600
Total	\$24,300	\$54,400	\$10,100	\$5,400



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

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

DEPT. OF HOMELESS SERVICES - 071 FANNY BARNES

Asset #: 4455

Architecture		Current F	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	* *	5	\$23,500	A
Masonry: Brick	47%			LIFE	* *	5	\$22,000	A
			xtent : Light, Area	Affected	: 100%			
		-	d And Bulkheads					
	Explanat	ion : Stucc	o On Brick					
Pre-Cast Concrete	3%			LIFE	* *	5	\$4,600	A
Windows								
Aluminum	100%			2037	* *	5	\$3,100	A
Parapets								
Masonry: Brick	40%			LIFE	* *	5	\$1,500	A
Masonry: Brick	55%			LIFE	* *	5	\$2,000	A
	Location	: Inside Fo	xtent : Light, Area ace Of Parapet o On Brick	Affected	: 50%			
Pre-Cast Concrete	5%	ion . Siuce	On Brick	LIFE	* *	5	\$1,200	A
Roof	370			LII L			Ψ1,200	7.1
Modified Bitumen	100%			2026	* *	10	\$30,100	A
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$5,600	C
Ceramic Tile	15%			2030	* *	5	\$7,700	C
Vinyl Tile	25%			2021	\$121,200	3	\$6,400	C
Wood	55%			2049	* *	5	\$52,700	C
Interior Walls								
Ceramic Tile	20%			2030	* *	5	\$12,200	C
Glass: Single Pane	3%			LIFE	* *	5	\$1,400	C
Gypsum Board	57%			LIFE	* *	5	\$20,900	C
Plaster	20%			LIFE	* *	5	\$3,700	C
Ceilings								
AcousTileSusp.Lay-In	20%			2034	* *	5	\$10,200	В
Gypsum Board	80%			LIFE	* *	5	\$51,100	В

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	* *	5	\$200	В
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica	al Room					
	Explanation: Two	Electrical Services I	Rated Ai	t 800 Amps And 20	0 Amps		
Switchgear / Switchboard							
Fused Disc Sw	100%		2031	* *	5	\$200	В
Raceway		_		_			
Conduit	100%		2031	* *	1		В

Maintenance \$ are aggregated over a ten-year period. Site specific 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		M		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$900	В
Wiring						
Thermoplastic	100%	2031	* *	1		В
Motor Controllers						
Locally Mounted	100%	2026	* *	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В
Lighting						
Interior Lighting						
Fluorescent	40%	2021	\$32,900	10	\$12,500	В
	Other Observation, Extent : Moder	ate, Area Affected	: 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
Incandescent	60%	2021	\$49,400	2	\$500	В
Egress Lighting						
Emergency, Service	50%	2021	\$2,800	1		В
Exit, Battery	50%	2021	\$14,100	10	\$1,200	В
Exterior Lighting						
HID	100%	2021	\$1,400	10	\$100	В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated C (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2031	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2026	* *	1	\$16,900	В
	Other Obse	ervation, Extent : Light, I	Area Affected	: 100%			
	Location	: Boiler Room					
	Explanati	ion : 4 Units, Multi Temp	ים				
Distribution							
Hot Wtr Piping/Pump	100%	0-2 \$9,7		* *	4	\$1,700	В
		Extent : Moderate, Area	Affected: 10	%			
	Location	: Basement					
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$11,100	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%		2019	\$99,800	2	\$400	В
Window/Wall Unit	15%		2016	\$12,000	1		В
No Component	65%						D

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

DEPT. OF HOMELESS SERVICES - 071 FANNY BARNES

echanical	Current Repair	ir Future Replacement		Ma		
vstem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
r Conditioning						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2	\$8,900	В
No Component	80%					D
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$19,100	В
Exhaust Fans						
Roof	100%	2026	* *	2	\$1,100	В
ımbing						
H/C Water Piping						
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater						
Gas Fired	100%	2016	\$9,000	2	\$500	В
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Boiler Room					
	Explanation: 1 Unit - Mul	ti Temp				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2026	* *	4	\$1,300	В
Sewage Ejector(s)					•	
Electric	100%	2021	\$10,300	4	\$1,300	В
Fixtures			·		•	
Generic	100%					В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 27-Dec-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3871 Lot : 101 BIN : 3332519

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$596,000	\$71,000
Interior Architecture	\$393,600	\$656,400
Electrical		\$766,500
Mechanical		\$318,000
Total	\$989,600	\$1,811,800
Priority A	\$596,000	\$71,000
Priority B	\$180,600	\$1,187,600
Priority C	\$213,000	\$553,200
Total	\$989,600	\$1,811,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$500	\$1,900		
Interior Architecture	\$55,300			\$10,700
Electrical	\$5,700	\$3,800	\$4,500	\$4,800
Mechanical	\$30,400	\$11,000	\$12,000	\$8,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$95,800	\$20,600	\$20,500	\$27,700
Priority A	\$500	\$1,900		
Priority B	\$40,000	\$18,700	\$20,500	\$17,000
Priority C	\$55,300			\$10,700
Total	\$95,800	\$20,600	\$20,500	\$27,700



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

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

Asset #: 1949

Architecture	Current I	Repair	Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls	0.50				_	*1 * * * * * * *	
Masonry: Brick	85%	Φ 71 200	LIFE	* *	5	\$120,700	A
Masonry: Brick	15% Now Diagonal Cracks, Ex		LIFE ea Affec		5	\$10,700	A
	Location : Bulkhea Vertical Cracks, Exte Location : Bulkhea	ent : Moderate, Are	a Affecte	d: 10%			
	Water Penetration, E Location : Bulkhea	Extent : Moderate, A	Area Affe	cted : 10%			
Windows		, 0					
Aluminum	80%		2046	* *	5	\$3,800	A
	Recent Replace Evidon Location: Through	=	Area Aff	ected : 100%			
Aluminum	20%		2040	* *	5	\$1,000	A
Parapets							
Metal: Cage/Fence	100% Now Broken/Missing Elen Location: Through		2044 erate, Ar	* * rea Affected : 50%	5	\$24,100	A
	Corrosion/Rusting, E Location : Through		Area Affe	cted : 50%			
	Deformed/Dented, E. Location : Through	xtent : Moderate, A	rea Affeo	cted : 50%			
Roof							
Metal Panel	30% Now Drains Clogged, Extended Location: Through		2037 ea Affecte	* * ed : 25%			A
	Gut/DS Non Func/M Location : Through		ate, Area	Affected : 25%			
Modified Bitumen	70% Now Blisters, Extent: Mod Location: Through		2034 ed : 25%	* *			A
	Miss/Damaged Flash Location : Over Fir	nings, Extent : Mod	erate, Ar	rea Affected : 25%			
	Water Penetration, E Location : Library,						
	Worn/Eroded, Extent Location : Through		Affected	: 25%			

Interior

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

Asset #: 1949

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
erior									
Floors						_		_	
Cast in Place Concrete	10%		440.400	LIFE	* *	5	\$36,100	C	
Ceramic Tile	Location	ogged, Extent	\$18,200 ent : Moderate, Are nout Showers			5	\$2,100	С	
		-	e, Extent : Moderate Cout Showers	e, Area A	ffected : 25%				
Terrazzo	5%			LIFE	* *	5	\$6,500	С	
Vinyl Tile	65%			2024	\$508,800	3	\$26,800	C	
Vinyl Tile		Crumbling,	\$117,400 , Extent : Moderate oor Corridor	2034 , Area Aj	* * ffected : 20%	3	\$4,600	С	
			Extent : Moderate, A Facing Yard	Area Affe	cted : 20%				
	Worn/Eroded, Extent : Moderate, Area Affected : 15% Location : First Floor Corridor								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location: First Floor Rooms								
	Explana	tion : Floor	r Is Not Sloped Pro	perly An	d Rain Water Flow	s Into R	200ms		
Interior Walls									
Ceramic Tile	5%			2033	* *	5	\$4,900	C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,900	C	
Glass: Single Pane	5%			LIFE	* *	5	\$7,400	C	
Gypsum Board	20%	Now	\$35,900	LIFE	* *	5	\$11,800	C	
	Staining/Discoloring, Extent: Moderate, Area Affected: 25% Location: Throughout Showers								
	Location	n : Public S	=	Area Affe	ected : 10%				
	Explana	tion : Impa	ct Damage						
Gypsum Board	55%			LIFE	* *	5-10	\$92,300	С	
Masonry: Brick	5%			LIFE	* *	10	\$1,500	C	
Ceilings							•		
Gypsum Board	100%			LIFE	* *	5-10	\$283,800	В	
	Water Per	netration, E	Extent : Light, Area	Affected	: 10%				
	Location	ı : Library,	Security Office, Ch	nild Care	$^{\circ}B$				

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

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

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

Asset #: 1949

Electrical		Current R	lepair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts	•							•
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	* *	5	\$300	В
Raceway								_
Conduit	100%			2034	* *	1		В
Panelboards	20/			2022	* *	~		ъ
Fused Disc Sw	2%			2032	* *	5	¢1 500	В
Molded Case Bkrs	98%			2032		5	\$1,500	В
Wiring Thermoplastic	100%			2034	* *	1		В
Motor Controllers	10070			2034		1		ь
Locally Mounted	100%			2029	* *	5	\$400	В
Ground	10070			202)			Ψ+00	ь
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	В
-ighting								
Interior Lighting								
Fluorescent	97%			2032	* *	10	\$49,100	В
	Location	: Through	xtent : Moderate, A out The Building	Area Affe	cted : 100%			
ШЪ		ion : T-8 L	итрѕ	2024	\$500	10		D
HID Incandescent	2% 1%			2024 2019	\$500 \$1.200	10		B B
Egress Lighting	1%			2019	\$1,300	2		Б
Emergency, Battery	50%			2024	\$11,400	10	\$6,700	В
Exit, Service	50%			2024	\$4,600	10	Φ0,700	В
Exterior Lighting	3070			2024	Ψ+,000	1		<u> </u>
HID	100%			2032	* *	10	\$200	В
ightning Protection	100/0			2032		10	Ψ200	
Arresters/Cabling								
Generic	100%			2039	* *	5	\$600	В
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$57,800	1	\$6,300	В
			xtent : Moderate, A	Area Affe	cted : 100%			
			out The Building					
	Explanati	ion : C C T	V Surveillance C	amera Sy	ystem			
Fire/Smoke Detection								
Generic	100%	_		2024	\$659,600	1-3	\$35,700	В
			xtent : Moderate, A	Area Affe	cted : 100%			
		_	out The Building					
	Explanati	ion : Bells,	Smoke Detector, N	1anual F	'ull Station			

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Asset #: 1949

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2034	* *	1		В
Conversion Equipment Hot Water Boiler	Location	ervation, Extent : Light, Area : Boiler Room	2029 Affected	* *	1	\$27,400	В
71	Explana	tion: 2 Units					
Distribution Hot Wtr Piping/Pump	100%		2032	* *	4	\$4,100	В
Terminal Devices							
Air Handler	60%		2024	\$202,400	1	\$20,500	В
Convector/Radiator	40%		2029	* *	1	\$7,100	В
Air Conditioning							
Energy Source Electricity	100%		2032	* *	1		В
Conversion Equipment Ext Pkg Unit - Cooling	40% Malfunction Location	Now \$2,300 oning, Extent: Moderate, Are	2024 ea Affecte	\$115,500 d:2%	2	\$1,100	В
	Location	ervation, Extent : Light, Arec : : Units Serve General Areas tion : Multiple Roof Units		! : 40%			
Window/Wall Unit	10%	won't muniput theog entite	2019	\$12,900	1		В
No Component	50%		2017	Ψ12,500	•		D
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$48,700	В
Exhaust Fans							
Interior	10%		2024	\$6,900	2	\$200	В
Roof	90%		2029	* *	2	\$1,500	В
Plumbing							
H/C Water Piping	1000/		2024	* *	1		D
Brass/Copper Sanitary Piping	100%		2034	* *	1		В
Cast Iron	100% Corroded,	Now \$2,700 Extent: Moderate, Area Affe	LIFE ected : 5%	**	1		В
		: Main Stock Room					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2024	\$10,300	4	\$2,000	В
Fixtures			2024	ψ10,500	-T	Ψ2,000	
Generic	100%						В

Vertical Transport

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent	: Light, Area Affected :	10%			
	Location: 1st Floor To 2	nd Floor Community R	oom			
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2044	* *	1-2	\$15,500	В
Chemical System						
No Component	80%					D
Generic	20%	2022	\$4,900	1-3	\$8,300	В
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location: Throughout					
	Explanation : Fire Exting	uishers				

Page: 90

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : FORBELL STREET SHELTER

Address : 338 FORBELL STREET

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 12-Nov-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 4258 Lot : 36 BIN : 3095610

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$82,500
Interior Architecture	\$54,400	\$35,300
Electrical	\$64,900	
Mechanical	\$634,300	\$231,200
Total	\$753,600	\$348,900
Priority A		\$82,500
Priority B	\$699,300	\$231,200
Priority C	\$54,400	\$35,300
Total	\$753,600	\$348,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$1,500	
Interior Architecture	\$1,300	\$25,900	\$6,100	
Electrical	\$400	\$39,400		
Mechanical	\$8,300	\$7,000	\$10,900	\$3,000
Total	\$10,000	\$72,200	\$18,500	\$3,100
Priority A			\$1,500	
Priority B	\$8,700	\$72,200	\$10,900	\$3,100
Priority C	\$1,300		\$6,100	
Total	\$10,000	\$72,200	\$18,500	\$3,100



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

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

DEPT. OF HOMELESS SERVICES - 071 FORBELL STREET SHELTER

Asset #: 3016

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior							
Exterior Walls							
Masonry: Brick	100%		LIFE	* *	5	\$44,500	A
Windows							
Aluminum	100%		2037	* *	5	\$3,000	A
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$3,600	A
Masonry: Brick	90%		LIFE	* *	5	\$4,200	A
Roof							
Built-Up (BUR)	100%		2029	* *	10	\$38,000	A
terior							
Floors							
Ceramic Tile	5%		2030	* *	5	\$2,600	C
Vinyl Tile	95%		2026	* *	3	\$18,400	C
Interior Walls							
Ceramic Tile	- , -	Now \$54,400		* *	5	\$1,500	C
	Adhesion F	'ailure, Extent : Severe, Are	a Affected	! : 25%			
	Location :	: Bathrooms					
	Cracking/C	rumbling, Extent : Severe,	Area Affe	cted : 25%			
	Location :	: Bathrooms					
Gypsum Board	95%		LIFE	* *	5	\$35,300	С
Ceilings							
AcousTileSusp.Lay-In	100%		2026	* *	5	\$51,700	В

ectrical	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2021	\$1,000	5	\$200	В
	Other Observation, Extent: M	loderate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 3000 Am	os Main Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2021	\$14,800	5	\$200	В
Raceway						
Conduit	100%	2021	\$2,600	1		В
Panelboards						
Molded Case Bkrs	90%	2020	\$10,100	5	\$800	В
Molded Case Bkrs	10%	2043	* *	5	\$100	В
Wiring						
Thermoplastic	90%	2021	\$3,600	1		В
Thermoplastic	10%	2047	* *	1		В
Motor Controllers						
Locally Mounted	100%	2019	\$9,400	5	\$200	В

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071 FORBELL STREET SHELTER

Asset #: 3016

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	В
Lighting						
Interior Lighting						
Fluorescent	78%	2016	\$64,900	10	\$24,700	В
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location : Throughout The Building	ng				
	Explanation: Using T12 Lamps					
Fluorescent	20%	2029	* *	10	\$6,300	В
	Other Observation, Extent : Modera	ate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T8 Lamps					
HID	2%	2016	\$300	10		В
Egress Lighting						
Emergency, Battery	50%	2016	\$7,100	10	\$4,200	В
Exit, Service	50%	2016	\$2,900	1		В

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	100%			2031	* *	1		В
Conversion Equipment								
Radiant Heater	100%			2021	\$172,600	2	\$16,000	В
Terminal Devices								
Air Handler	100%			2016	\$211,400	1	\$21,400	В
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2015	\$252,500	2	\$1,100	В
Ext Pkg Unit -	50%	Now	\$129,300	2031	* *	2	\$900	В
Heating/Cooling								
	Malfunctio	oning, Exte	nt : Severe, Area Ą	ffected :	50%			
	Location	: 2 Roof U	nits For 2nd & 3rd	l Floors	Are On Extended L	ife		
Heat Rejection								
Remote Air Cond	25%			2029	* *	2	\$6,000	В
Remote Air Cond	25%			2021	\$58,600	2	\$6,000	В
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,300	В
Exhaust Fans								
Interior	95%			2016	\$41,200	2	\$1,000	В
Roof	5%			2016	\$1,600	2	\$100	В

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

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

DEPT. OF HOMELESS SERVICES - 071 FORBELL STREET SHELTER

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping Galv Iron/Steel	100%		2026	* *	1		В
Water Heater							
Electric	50%		2020	\$3,000	4	\$200	В
Electric	50%	Now \$300	2016	\$3,000	4	\$100	В
	Malfunctio	ning, Extent : Moderate, A	rea Affecte	d: 50%			
	Location	: 2 Units In Basement Elec	trical Boile	er Room			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sewage Ejector(s)							
Electric	100%		2026	* *	4	\$1,300	В

Page: 94

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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 : 26-May-2010 Landmark Status : NONE

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

Block : 2138 Lot : 79 BIN : 1063381

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$2,748,500	\$2,121,700
Interior Architecture	\$778,500	\$2,414,200
Electrical	\$2,943,100	\$838,800
Mechanical	\$256,500	\$1,284,000
Total	\$6,726,500	\$6,658,600
Priority A	\$2,748,500	\$2,121,700
Priority B	\$3,248,200	\$2,844,900
Priority C	\$729,900	\$1,692,000
Total	\$6,726,500	\$6,658,600

Total	\$172,300	\$186,500	\$137,400	\$97,100
Priority C	\$41,200			\$9,100
Priority B	\$96,200	\$180,300	\$126,200	\$86,800
Priority A	\$35,000	\$6,200	\$11,200	\$1,100
Total	\$172,300	\$186,500	\$137,400	\$97,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$30,600	\$110,600	\$90,000	\$51,300
Electrical	\$33,600	\$65,800	\$32,300	\$31,600
Interior Architecture	\$69,200			\$9,100
Exterior Architecture	\$35,000	\$6,200	\$11,200	\$1,100
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Architecture	Current Repair Future Replacement Maintenance					
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior	•					
Exterior Walls	C50/	LIEE	* *	_	\$220,000	4
Masonry: Brick	65% Other Observation, Extent: Moderate, Location: Various Locations All Arou Explanation: Brick Repointed.			5	\$230,900	A
Masonry: Brick	5% Now \$118,700 Broken/Missing Elements, Extent: Ligh Location: South Facade. Diagonal Cracks, Extent: Moderate, Al Location: West & South Facades.	30	**	5	\$17,800	A
Masonry: Limestone	5% Now \$110,900 Staining/Discoloring, Extent: Light, Ar Location: Various Locations All Aron		* *	5	\$13,300	A
Metal Panel	10% Now \$56,000 Corrosion/Rusting, Extent: Moderate, A Location: West Facade Deteriorated Finish, Extent: Moderate, Location: West Facade		* *	5	\$66,600	A
Window Wall	15% Now \$583,000 Corrosion/Rusting, Extent: Moderate, A Location: Upper Fixed Windows Aron Glazing Broken/Cracked, Extent: Mode Location: Upper Fixed Windows Aron Caulking Deteriorated, Extent: Moderat Location: Upper Fixed Windows Aron Location: Upper Fixed Windows Aron	und Drill Floor rate, Area Affected . und Drill Floor te, Area Affected : 5		5	\$99,900	A
Windows						
Aluminum	10%	2043	* *	5	\$2,200	A
Steel	75% Now \$1,115,000 Bent/Warped Elements, Extent: Severe, Location: South Facade And North F Broken/Missing Elements, Extent: Mod Location: South Facade And North F Loose/Miss Fasteners, Extent: Severe, Location: South Facade And North F	acade erate, Area Affected acade Area Affected : 50%		5	\$105,100	A
Wood	10%	2037	* *	5	\$22,400	A
Wood	5% Now \$35,000 Deteriorated Finish, Extent: Severe, An Location: South Facade Thermally Inefficient, Extent: Severe, A Location: South Facade		* *	5	\$5,600	A
	Split/Cracked, Extent : Severe, Area Aff Location : South Facade	ected : 20%				

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

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

Asset #: 4439

Architecture	Current	Futur	e Replacement	M						
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
xterior	•									
Parapets										
Cast Stone/Terra Cotta	5% Now	\$140,400	LIFE	* *	5	\$25,000	A			
	Crazing, Extent: M			6						
	Location : North I	Elevation And Throu	ghout.							
Masonry: Brick	80%		LIFE	* *	5	\$51,700	A			
Masonry: Brick	10% Now	\$85,700	LIFE	* *	5	\$6,500	A			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
	Location: Northwest Corner									
	Misaligned/Bulging	Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
	Location: South 1	Facade A Few Misal	igned In	Toward The Roof	Side.					
Metal Panel	5%		2041	* *	5	\$12,500	A			
Roof						•				
Built-Up (BUR)	25% Now	\$384,400	2031	* *			A			
• • •	Blisters, Extent : Me	oderate, Area Affect	ed : 35%							
	Location: West A	nd 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 Delaminating From The Parapet Wall.									
	Water Penetration, Extent : Moderate, Area Affected : 15%									
	Location : Over Drill Floor									
	Worn/Eroded, Exter	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location: West A	nd East Ends								
	Other Observation, Extent : Light, Area Affected : 15%									
	Location: North Side.									
	Explanation: Pitc	h Pockets Leaking.	Built Up	Roof Is The Origin	ıal.					
Modified Bitumen	75% Now	\$154,300	2021	\$1,543,300			Α			
	Broken/Missing Ele									
	Location: East Side, Two Missing Roof Drain Strainers.									
		Extent : Moderate, A	-							
	Location : Over D		55							
	Other Observation,	Extent : Severe, Are	a Affecte	d : 100%						
	Location : All Hip									

Interior

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$32,000	С
Ceramic Tile	3%			2024	\$193,400	5	\$8,800	C
Sheet Vinyl/Rubber	23%		\$20,800	2026	* *	5	\$50,500	C
			tent : Light, Area A trance Lobby Of A		75%			
T			irance Lobby Of A		* *		¢4.600	
Terrazzo	2%		Φ 7 .000	LIFE		5	\$4,600	C
Traffic Topping	2%		\$7,900	2021	\$157,000	5	\$3,700	C
	_	_	Extent : Light, Ard r Epoxy With Sand		ea : 100%			
Traffic Topping	20%		T Dpoxy Will Sala	2026	* *	5	\$73,100	C
Traffic Topping		servation F	Extent : Severe, Are			3	\$75,100	C
			nd Portions Of Dri		u . 10070			
			s To Rubberized Si					
Vinyl Tile	25%		\$693,400	2031	* *	3	\$27,400	С
vinyi The			Extent : Moderate		ffected : 50%	3	Ψ27,100	C
			d Second Floors In		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
			: Moderate, Area		: 50%			
			d Second Floors	33				
Wood	15%			2024	\$925,600	5	\$82,300	С
Under Construction	5%				47 -27,000	-	, , , , , ,	D
	Other Ob:	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	n : Second I	Floor.					
	Explana	tion : New	Athletes Bathroom	s Being (Constructed.			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			C
Cast Stone/Terra Cotta	5%			LIFE	* *			C
			Extent : Moderate, 1	Area Affe	ected : 100%			
		n : First Flo						
			anical Space Wall					
Ceramic Tile	3%			2024	\$201,000	5	\$6,900	C
Gypsum Board	25%			LIFE	* *	5	\$34,300	C
Masonry: Brick	37%			LIFE	* *	_		C
Plaster	15%		\$12,500	LIFE	**	5	\$10,300	C
			e, Extent : Light, Ar Walls At Main Pub					
Wood	5%			LIFE	* *	5	\$45,700	С
Under Construction	5%							D
		servation, E n : Second I	Extent : Light, Area Floor.	Affected	: 0%			
	Explana	tion : New	Athlete Bathrooms	Being C	onstructed.			

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

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

Asset #: 4439

Architecture	Cur	rent Repair	Future	Replacement	M	aintenance	
System Component Type		Date Estimated Co ears)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	Location : Fir Water Penetrati	ow \$48,60 g Elements, Extent : M rst And Second Floor ion, Extent : Modera rst Floor Lobby	Moderate, Are	55	5	\$36,600	В
Exposed Concrete	Location : Bot Paint Peeling, I	ow \$28,00 urface, Extent : Mode iler Room First Floo Extent : Severe, Area ectrical Room And Be	erate, Area A <u>f</u> or Of Shelter. Affected : 70°	%	5	\$2,300	В
Exposed Struc: Steel	10%		LIFE	* *			В
Masonry: Infill Arch	5%		LIFE	* *			В
Plaster	25%		LIFE	* *	5	\$45,700	В
Wood	25%		LIFE	* *	5	\$639,900	В
Under Construction	Location : Sec	ion, Extent : Light, A cond Floor. New Athletes Bathro					D

ectrical	Current Repair	Future F	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
der 600 Volts							
Service Equipment							
Fused Disc Sw	50%	2021	\$14,300	5	\$400	В	
	Other Observation, Extent : Mode	rate, Area Affecte	d : 100%				
	Location: Electrical Room						
	Explanation: 2000 Amp.						
Fused Disc Sw	50%	2041	* *	5	\$400	В	
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%				
	Location : Electrical Room	. 33					
	Explanation: 2000 Amp. (Air C	onditioning					
Switchgear / Switchboard							
Fused Disc Sw	50%	2041	* *	5	\$400	В	
Molded Case Bkrs	50%	2021	\$59,300	5	\$2,600	В	
Raceway							
Conduit	80%	2021	\$24,900	1		В	
Conduit	20%	2041	* *	1		В	
Panelboards							
Molded Case Bkrs	25%	2037	* *	5	\$1,300	В	
Molded Case Bkrs	75%	2020	\$67,400	5	\$3,900	В	
Wiring					•		
Thermoplastic	75%	2021	\$36,400	1		В	
Thermoplastic	25%	2041	* *	1		В	

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

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

Asset #: 4439

Electrical	Current Repair	Future l	Replacement	Ma						
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Inder 600 Volts	•	•				•				
Motor Controllers										
Locally Mounted	100%	2019	\$74,900	5	\$1,300	В				
round										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$2,900	В				
tand-by Power										
Transfer Switches	0.00-1		ate ate		*	_				
Automatic	80%	2034	* *	1	\$47,900	В				
Automatic	20%	2034	* *	1	\$12,000	В				
	_	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Electrical Room	n								
<u></u>	Explanation: 400 Amp. For Fin	re Pump								
Generators	1000/	2030	* *	1	¢75 100	D				
Diesel	100% Other Observation Extent Med			1	\$75,100	В				
	Other Observation, Extent : Mode Location : Generator Room (tra									
	Explanation: 250 Kw.	иск Ана Глена ъра	ice)							
Batteries	Explanation . 250 Kw.									
Nickel Cadmium	100%	2016	\$600	5	\$43,200	В				
Fuel Storage	10070	2010	\$000	<u> </u>	\$43,200					
Main Tank	100%	2049	* *	5	\$5,800	В				
Walli Talik	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Mechanical Room	.,								
	Explanation: 600 Gallons.									
ighting										
Interior Lighting										
Fluorescent	80%	2021	\$376,700	10	\$143,400	В				
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Throughout									
	Explanation: Mostly T-12									
Fluorescent	3%	2026	* *	10	\$5,400	В				
HID	15%	2026	* *	10	\$1,000	В				
Incandescent	2%	2021	\$9,400	2	\$100	В				
Egress Lighting										
Exit, Service	50%	2021	\$16,100	1		В				
Exit, Battery	50%	2021	\$80,600	10	\$6,600	В				
Exterior Lighting										
HID	100%	2021	\$7,900	10	\$600	В				
larm										
Security System										
Generic	100%	2016	\$665,400	1	\$72,600	В				
Fire/Smoke Detection			·							
Generic	100%	2016	\$2,277,700	1-3	\$119,700	В				
	Other Observation, Extent : Light	t, Area Affected :	100%							
	Location : Pal Space.									
	Explanation : Addressable Type	2.								

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

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

Asset #: 4439

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%	2031	* *	1		В
	Other Observation, Extent : Lig Location : Boiler Room Explanation : 6,000 Gallon T		0%			
Conversion Equipment Steam Boiler	100% Now \$16 Other Observation, Extent: Lig Location: Boiler Room Explanation: 3 Units / 1 Used			1 Needs Re	\$174,400	В
Distribution Steam Piping/Pump	100% Now \$3 Corroded, Extent : Moderate, A Location : Basement Leak Evident, Extent : Moderat	35,900 2031 Area Affected : 15% e, Area Affected : 5%	**	4	\$9,700	В
Terminal Devices	Location : Pipe Connection N	lear Boiler A				
Convector/Radiator	100%	2026	* *	1	\$63,300	В
Air Conditioning Energy Source						
Electricity	80%	2037	* *	1		В
Natural Gas	20%	2041	* *	1		В
	Other Observation, Extent: Lig	ht, Area Affected : 100	0%			
	Location : Roof Explanation : Serves 3rd Floo	or Track And 4th Floor	r Bleachers			
Conversion Equipment	Experience : Serves star roc	Truck line this too	Bicachers			
Absorption Chiller/Direct Fire	20%	2026	* *	1	\$42,300	В
Int Pkg Unit - Cooling	10%	2019	\$285,500	2	\$1,200	В
Ext Pkg Unit - Cooling	5%	2019	\$51,200	2	\$600	В
	Other Observation, Extent : Lig Location : Various Explanation : Split Units			-	\$	~
Window/Wall Unit	5%	2016	\$22,800	1		В
No Component	60%	2010	φ44 ,000	1		D D
Distribution	0070					<u> </u>
Chilled Wtr Pipe/Pump	15%	2041	* *	4	\$1,400	В
Ductwork/Diffusers	15%	LIFE	* *	2	\$38,200	В
No Component	70%					D
Terminal Devices						
Fan Coil - Cooling	20%	2026	* *	1	\$12,700	В
No Component	80%					D
Heat Rejection	7 04	-00:	φ -	_		_
Remote Air Cond	5%	2021	\$26,500	2	\$6,800	В
Water Cool Tower	20% 75%	2022	\$50,900	2	\$39,300	В
No Component	1 3%0					D

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

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

Asset #: 4439

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation	•						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$109,000	В
Exhaust Fans							
Interior	100%		2021	\$8,600	2	\$6,000	В
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	* *	1		В
Water Heater							
Gas Fired	100% Now Broken, Extent: Seven Location: Boiler Ro Not in Service, Extent Location: Boiler Ro	oom : Severe, Area Aff		\$51,600 00%	2	\$2,300	В
IIW/ II F I	Locuiton . Dotter Ke	iom .					
HW Heat Exchanger Low Temp	100%		2021	\$68,800	4	\$19,400	В
Low Temp	Other Observation, E. Location: Boiler Ro Explanation: Dome	pom	a Affecte	d : 100%			Б
Sanitary Piping	•			0 1		11 /	
Cast Iron	100% Other Observation, E. Location : 2nd Floo. Explanation : Bathr	r		* *	1		В
Storm Drain Piping	· · · · · · · · · · · · · · · · · · ·						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2021	\$10,300	4	\$1,300	В
Sewage Ejector(s)	100/0		2021	Ψ10,500	•	ψ1,500	
Electric	100%		2016	\$10,300	4	\$2,000	В
Backflow Preventer	10070		2010	Ψ10,500	<u>'</u>	Ψ2,000	
Generic	100%		2021	\$21,500	1	\$12,100	В
Fixtures	100/0		2021	Ψ21,500		Ψ12,100	
Generic	100%						В
Vertical Transport	10070						
Elevators Hydraulic	100% Other Observation, E. Location : 1 To 4 Explanation : 1 Unit	0 -	LIFE Affected	* * : 100%			С
Fire Suppression	Espiananon . 1 Onn	·					
Standpipe							
Generic	100%		2041	* *	1-5	\$98,700	В
	10070		2041		1-3	\$70,700	ъ
Sprinkler Generic	100%		2041	* *	1-2	\$54,000	В
	100%		2041	-444	1-2	\$54,900	Ď
Fire Pump Generic	100%		2024	\$164,300	1	\$36,600	В

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

Page: 102

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,238,800	\$302,900
Interior Architecture	\$715,000	\$440,300
Electrical		\$128,300
Mechanical	\$28,900	\$492,500
Total	\$1,982,700	\$1,364,000
Priority A	\$1,238,800	\$302,900
Priority B	\$360,500	\$620,800
Priority C	\$383,400	\$440,300
Total	\$1,982,700	\$1,364,000

Total	\$252,900	\$44,500	\$107,200	\$47,500
Priority C	\$39,800		\$20,900	\$3,300
Priority B	\$150,500	\$44,500	\$84,200	\$44,200
Priority A	\$62,600		\$2,200	
Total	\$252,900	\$44,500	\$107,200	\$47,500
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$90,500	\$28,200	\$36,900	\$26,800
Electrical	\$18,400	\$11,400	\$23,200	\$12,500
Interior Architecture	\$76,400		\$40,100	\$3,300
Exterior Architecture	\$62,600		\$2,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1940

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Masonry: Brick	Location Jnt Mortan Location	: West Faca r Miss/Erod, : Throughou	Extent : Light, A ıt	rea Affec	ted : 20%	5	\$217,600	A
			ent : Moderate, A	rea Affe	cted : 10%			
	Location	: West Faca	de					
Masonry: Brownstone	5%			LIFE	* *	5	\$17,200	A
Windows						_		
Aluminum	85%		4.4.400	2040	* *	5	\$11,800	A
Aluminum	Location Water Pen Location Other Obs Location	e: Screens Ai etration, Ext e: Over Drill ervation, Ext e: Tower Flo	t Tower Floors ent : Moderate, A Floor tent : Severe, Are	Area Affe	ea Affected : 20% cted : 10%	5	\$700	A
Bronze/Brass	5%			2032	* *	5	\$4,400	A
Parapets							. ,	
Masonry: Brick	90%			LIFE	* *	5-10	\$197,600	A
Masonry: Brownstone	10%			LIFE	* *	5-10	\$41,400	A
Roof Modified Bitumen	Location Water Pen	: Over 4th I etration, Ext	\$77,500 rate, Area Affecto Floor Dormitories ent : Moderate, A th Floor Dormito	rea Affe				A
Single Ply Membrane	60%			2029	* *	10	\$85,300	A
Skylight, Metal/Glass	5% Miss/Dam Location	: Over 4th I	\$206,100 ggs, Extent: Mod Floor Dormitories ent: Moderate, A	2044 erate, Ar	* * ea Affected : 20% cted : 10%			A

Interior

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

Asset #: 1940

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
erior								•	
Floors									
Cast in Place Concrete	45%			LIFE	* *	5	\$343,600	C	
Ceramic Tile	5%			2027	* *	5	\$8,700	C	
Panel/Paver: Cer/Brk	5%			2032	* *	5	\$19,600	C	
Quarry Tile	5%			2029	* *	5	\$13,100	C	
Vinyl Tile	15%			2024	\$268,500	3	\$13,100	C	
Vinyl Tile	15%			2029	* *	3	\$9,800	C	
Wood	10%	Now	\$119,500	2039	* *	5	\$16,400	C	
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 20%				
	Location	: 5th Floo	r and Drill Floor B	Balcony					
	Dry Rot/D	ecay, Exte	nt : Severe, Area Aj	fected : :	20%				
	Location	a : 5th Floo	r						
Interior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	10	\$25,600	C	
Ceramic Tile	5%			2027	* *	5	\$6,800	C	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,500	C	
Gypsum Board	30%			LIFE	* *	5-10	\$69,600	C	
Masonry: Brick	20%			LIFE	* *	10	\$8,200	C	
Plaster	35%	Now	\$47,100	LIFE	* *	5	\$14,300	Č	
	Cracking/Crumbling, Extent: Severe, Area Affected: 10% Location: 5th Floor Paint Peeling, Extent: Severe, Area Affected: 10% Location: 5th Floor								
			xtent : Moderate, A	Area Affe	cted : 10%				
G '''	Location	i: Fourth F	Floor Dormitories						
Ceilings	1.00/			2027	* *	~	¢17.500	ъ	
AcousTileSusp.Lay-In	10%			2037	**	5	\$17,500	В	
AcousTileSusp.Lay-In	12%		#144000	2037	**	5	\$20,900	В	
Exposed Concrete	10%	Now	\$144,800 Extent : Severe, Area	LIFE		5	\$2,700	В	
			xieni : Severe, Are am At Area Next To						
			am At Area Next 16 Extent : Moderate						
		_	Extent : Moderate xt To Generator Ro		ijeciea : 15%				
E 10, 0, 1		. 11/64 116.	u 10 Generalor Ke		* *	10	Φ120 c00		
Exposed Struc: Steel	40%			LIFE		10	\$139,600	В	
Exposed Struc: Wood	18%			LIFE	**	10	\$47,100	В	
	Location	netration, E n : Drill Fla	xtent : Moderate, F por						
Masonry: Vault Struct	5%			LIFE	* *	10	\$4,400	В	
Plaster	5%		\$32,300	LIFE	* *	5	\$5,500	В	
	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 Per		xtent : Moderate, A	Area Affe	cted : 10%				

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

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

Asset #: 1940

Electrical	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	30%	2024	\$1,000	5	\$200	В			
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Electrical Room	c · // 1							
	Explanation : One 2000 Amps For								
Fused Disc Sw	5%	2034	* *	5		В			
	Other Observation, Extent: Light, A	rea Affected	: 5%						
	Location: Electrical Room	E: D							
	Explanation: One 400 Amps For I		de de		ΦΦ 000				
Molded Case Bkrs	65%	2034	* *	5	\$2,000	В			
	Other Observation, Extent: Light, A	rea Affected	: 100%						
	Location: Electrical Room	g : // 2							
0 : 1 / 0 : 11 1	Explanation: Two 1600 Amps For	Service # 2							
Switchgear / Switchboard	500/	2024	* *	-	¢200	D			
Fused Disc Sw	50%	2034		5	\$300	В			
Molded Case Bkrs	50%	2024	\$24,000	5	\$1,500	В			
Raceway	400/	2044	* *	1		D			
Conduit Conduit	40% 60%	2044 2024	\$6,700	1 1		B B			
Panelboards	00%	2024	\$0,700	1		Б			
Fused Disc Sw	5%	2040	* *	5	\$100	В			
Molded Case Bkrs	65%	2040	* *	5 5	\$2,000	В			
Molded Case Bkrs	30%	2023	\$10,900	5	\$900	В			
Wiring	3070	2023	\$10,900		\$300	ъ			
Thermoplastic	70%	2044	* *	1		В			
Thermoplastic	30%	2024	\$5,200	1		В			
Motor Controllers	3070	2024	ψ3,200						
Locally Mounted	70%	2037	* *	5	\$500	В			
Locally Mounted	30%	2022	\$37,400	5	\$200	В			
Ground	2070		Ψ27,100		4200				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$3,400	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : At Water Main								
	Explanation: Corroded								
Stand-by Power									
Transfer Switches									
Automatic	90%	2037	* *	1	\$32,100	В			
Automatic	5%	2037	* *	1	\$1,800	В			
	Other Observation, Extent: Light, Area Affected: 5%								
	Location : Mechanical Room								
	Explanation: 20 Hp For Fire Pum	ıр							
Automatic	5%	2037	* *	1	\$1,800	В			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Transfer Switch Room								
	Explanation: 30 Amp For Fire Ala	arm							

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

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

Asset #: 1940

Electrical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Fail Date E Total (Years)		rear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Stand-by Power										
Generators										
Diesel	100%		2033	* *	1	\$44,800	В			
	Other Observation, Exte		a Affec	cted : 100%						
	Location : Generator									
D	Explanation : One 100) Kw								
Batteries	1,000/	2	010	\$700	_	¢4.200	D			
Lead/Acid	100%		2018	\$700	5	\$4,300	В			
Fuel Storage	1000/	2	022	* *	_	¢21.600	D			
Day Tank	100% Other Observation, Exte		032		5	\$21,600	В			
	Location : Generator		естеа	. 100%						
	Explanation: 180 Gai									
Lighting	<u> Бършишнон</u> . 100 О Ш	wiis								
Interior Lighting										
Fluorescent	85%	2	2029	* *	10	\$90,900	В			
Tuorescent	Other Observation, Exte			cted : 90%	10	Ψ,0,,,,,	D			
	Location: Throughou		33							
	Explanation: Mostly									
HID	4% Now		2034	* *			В			
		Damaged Fixtures, Extent: Moderate, Area Affected: 4%								
	Location : Main Hall,									
HID	11%	2	2029	* *	10	\$400	В			
Egress Lighting	*:					,				
Emergency, Service	40%	2	2029	* *	1		В			
Emergency, Battery	10%		2024	\$5,200	10	\$2,800	В			
Exit, Service	50%	2	2029	* *	1		В			
Exterior Lighting										
HID	100%	2	2024	\$5,100	10	\$400	В			
Alarm										
Security System										
No Component	60%						D			
Generic	40%		2029	* *	1	\$17,300	В			
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: At All Entrances And Exits, Including Common Areas									
	Explanation : Fixed C	ameras								
Fire/Smoke Detection							_			
No Component	75%						D			
Generic	25%	2	2029	* *	1-3	\$17,900	В			

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)		Year Estimated Cost FY		Cycle Estimated Cost (Yrs)		Priority Code	
Heating	_							
Conversion Equipment							*	_
Steam Boiler	100%			2029	* *	1	\$115,600	В
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room					
	Explanatio	n : 2 Uni	ts					
Distribution	4.00						4= 000	_
Steam Piping/Pump		Now	\$23,200	2034	* *	4	\$5,800	В
			: Moderate, Area A		5%			
	Location:	Between	2nd And 3rd Floor	rs .				
Terminal Devices								_
Air Handler	50%			2024	\$385,700	1	\$36,100	В
Convector/Radiator	50%			2029	* *	1	\$18,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2019	\$29,400	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$103,000	В
Exhaust Fans								
Interior	50%			2019	\$2,800	2	\$1,800	В
Roof	50%			2029	* *	2	\$1,800	В
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2034	* *	1		В
Galv Iron/Steel		Now	\$10,700	2022	\$106,800	1		В
			vere, Area Affecte	d: 50%				
	Location :	Basemen	t					
Water Heater								
Gas Fired	100%			2023	\$33,300	2	\$1,700	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Submersible	100%	Now	\$6,700	2019	\$6,700	4	\$1,300	В
	Malfunction	ing, Exter	ıt : Moderate, Ared	a Affecte	d: 100%			
	Location :	_						
Sewage Ejector(s)								
Electric	100%			2024	\$11,100	4	\$2,000	В
	100/0				\$11,100		Ψ2,000	

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

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

Mechanical	Current Repair	Future Rep	olacement	Maintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Backflow Preventer								
No Component	50%					D		
Generic	50%	2029	* *	1	\$3,600	В		
	Other Observation, Extent : Light,	Area Affected: 100	0%					
	Location : Basement							
	Explanation : Serves Fire Suppre	ession Only						
Fixtures								
Generic	100%					В		
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *			C		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 1st: 3rd Floor							
	Explanation : One Unit							
Fire Suppression								
Standpipe								
Generic	100%	2050	* *	1-5	\$58,900	В		
Sprinkler								
Generic	100%	2050	* *	1-2	\$32,700	В		
Fire Pump								
Generic	100%	2037	* *	1	\$21,800	В		
Chemical System								
No Component	80%					D		
Generic	20%	2022	\$5,200	1-3	\$8,300	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout							
	Explanation: Fire Extinguishers							

Page: 109

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : HARLEM ONE MENS RESIDENCE

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 16-Jul-2012 Landmark Status : NONE

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

Block : 2105 Lot : 1 BIN : 1076737

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture	\$35,400	
Electrical	\$121,300	\$292,700
Mechanical	\$183,900	\$531,400
Total	\$340,600	\$824,100
Priority B	\$305,200	\$824,100
Priority C	\$35,400	
Total	\$340,600	\$824,100

Total	\$81,400	\$37,200	\$10,300	\$40,400
Priority C	\$8,500			\$5,600
Priority B	\$39,800	\$26,100	\$10,300	\$34,700
Priority A	\$33,000	\$11,100		
Total	\$81,400	\$37,200	\$10,300	\$40,400
Mechanical	\$18,800	\$25,100	\$9,600	\$34,100
Electrical	\$9,100	\$1,000	\$700	\$700
Interior Architecture	\$20,500			\$5,600
Exterior Architecture	\$33,000	\$11,100		
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1958

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
kterior								
Exterior Walls	4.0					_	****	
Cast in Place Concrete	10%			LIFE	* *	5	\$16,800	A
Masonry: Brick	87%			LIFE	* *	5	\$29,300	A
Masonry: Limestone	3%			LIFE	7. 7.	5	\$800	A
Windows Aluminum	-		\$33,000 nt : Light, Area Affe or Training Room	2039 ected : 10	**	5	\$6,900	A
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$1,100	A
Masonry: Limestone	5%			LIFE	* *	5	\$100	Α
Metal Rail	45%			2036	* *	5-10	\$18,300	A
Roof								
Copper/Terne	5%			2051	* *	10	\$3,100	A
Modified Bitumen	95%			2031	* *	10	\$23,800	A
		place Evide : Through	ent, Extent : Light, 2 out	Area Affe	ected : 100%			
terior								
Floors								
Ceramic Tile	3%	Now	\$3,300	2032	* *	5	\$700	C
			ents, Extent : Light	t, Area Ą	<i>ђестеа : 10%</i>			
			and Showers Extent: Moderate	Amag A	ffootod , 100/			
	_	_	Extent . Moderate , Showers and Kitch	-	ijeciea . 10%			
Та ина ти		. 101101(5)	, bhowers and Rite		* *		¢7.000	
Terrazzo	20%	0.2	¢25 400	LIFE	* *	5	\$7,800	C C
Vinyl Tile	75%	0-2	\$35,400 Extent : Light, Are	2028		3	\$14,000	C
	_	_	er Training Room	ги Ајјест	ea . 2070			
Wood			Training Room	2038	* *	5	¢1 000	C
Wood Interior Walls	2%			2036		3	\$1,900	
Ceramic Tile	4%	Now	\$5,200	2032	* *	5	\$900	С
Ceranne The			95,200 ents, Extent : Mod			3	Ψ900	C
		O	, Showers and Kitch		ea ryjeciea . 1070			
			Extent : Moderate		ffected : 5%			
	_	_	, Showers and Kitch	-	<i>y</i>			
Concrete Masonry Unit				LIFE	* *	5	\$12,500	С
Gypsum Board	26%			LIFE	* *	5	\$7,000	C
Ceilings	2070						47,000	
	20%	Now	\$12,000	2028	* *	5	\$5,000	В
AcousTile, Adhered							. ,	
AcousTile,Adhered	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 2%			
AcousTile,Adhered		_	ents, Extent : Modo out Cafeteria	erate, Ar	ea Affected : 2%			

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	 Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

Asset #: 1958

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment	1000/		2022	Φ.Σ. 200	-	Φ200	ъ.
Fused Disc Sw	100% Other Observation, E Location : Electrica Explanation : (2) M	al Room			5 'ach	\$200	В
Switchgear / Switchboard							
Fused Knife Sw	100% 2-4 Obsolete Equipment, Location : Electrica On Extended Life, Ex Location : Through	al Room ctent : Severe, Area	-		5	\$100	В
Raceway							
Conduit	100%		2023	\$12,700	1		В
Panelboards							
Fused Toggle Switch	60% 2-4 On Extended Life, Ex Location : Through		2048 rea Affec	* * eted : 100%	5	\$200	В
Molded Case Bkrs	20%		2022	\$15,700	5	\$200	В
Molded Case Bkrs	20%		2031	* *	5	\$200	В
Wiring Braided Cloth	80% 0-2 Insulation Aged, Exte Location : Through		2048 ea Affecte	* * ed : 100%	1		В
Thermoplastic	20%		2033	* *	1		В
Motor Controllers	2070		2000				
Locally Mounted	100%		2021	\$12,700	5	\$200	В
Ground							
Grounding Devices					_		_
Generic	100% Other Observation, E Location : Basemen Explanation : Wate	ıt	LIFE Area Affe	* * ected : 100%	5	\$500	В
Lighting							
Interior Lighting Fluorescent	98% Other Observation, E Location : Through	out The Building			10	\$29,900	В
	Explanation: T-8 L	amps And Compac					
HID	2%		2023	\$2,800	10		В
Egress Lighting				.			_
Emergency, Service	50%		2023	\$2,700	1		В
Exit, Service Exterior Lighting HID	100%		2023	\$2,700 \$14,600	10	\$100	В
ΠΙΟ Δlarm	10070		2023	\$1 4 ,000	10	\$100	ע

Alarm

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

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

Asset #: 1958

Electrical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	70%						D
Generic	30%		2031	* *	1-3	\$6,500	В

System	Mechanical		Current Repair		Future Replacement		Maintenance			
Energy Source Fuel Oil No 2	Component			Estimated Cost		Estimated Cost	•	Estimated Cost		
Fuel Oil No 2										
Leak Evident, Extent: Severe, Area Affected: 20% Location: Oil Tank							_		_	
Conversion Equipment Steam Boiler 100% 2-4 \$183,900 2043 ** 1 \$29,700 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Boilers Other Observation, Extent: Light, Area Affected: 100% Location: Boilers Distribution Explanation: 2 Units	Fuel Oil No 2						5	\$5,200	В	
Conversion Equipment Steam Boiler 100% 2-4 \$183,900 2043 ** 1 \$29,700 B On Extended Life, Extent: Moderate, Area Affected: 100% Location: Boilers					ctea : 20	1%0				
Steam Boiler	Conversion Equipment	Locuiton	. Ou Tank							
On Extended Life, Extent: Moderate, Area Affected: 100% Location: Boilers		100%	2-4	\$183 900	2043	* *	1	\$29,700	R	
Location : Boiler	Steam Boner					ted : 100%	1	Ψ29,700	Б	
Location : Boiler Room Explanation : 2 Units			-	,	33					
Explanation : 2 Units Distribution Steam Piping/Pump 100% Now \$5,300 2023 \$263,800 4 \$1,600 B Steam Piping/Pump Location : Throughout Unit Inoperable, Extent : Severe, Area Affected : 5% Location : Steam Shut Off Valve Terminal Devices Air Handler 25% 2028 ** 1 \$5,200 B Convector/Radiator 75% 2021 \$267,600 1 \$8,100 B Steam Shut Off Valve Steam Shut Of		Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
Distribution				_						
Steam Piping/Pump		Explana	tion : 2 Un	its						
Steam Traps Faulty, Extent : Moderate, Area Affected : 5% Location : Throughout Unit Inoperable, Extent : Severe, Area Affected : 2% Location : Steam Shut Off Valve	Distribution									
Location : Throughout Unit Inoperable, Extent : Severe, Area Affected : 2% Location : Steam Shut Off Valve	Steam Piping/Pump	100%	Now	\$5,300	2023	\$263,800	4	\$1,600	В	
Unit Inoperable, Extent : Severe, Area Affected : 2% Location : Steam Shut Off Valve		-			Area Aff	fected : 5%				
Location : Steam Shut Off Valve Terminal Devices Air Handler 25% 2028 * * 1 \$5,200 B Convector/Radiator 75% 2021 \$267,600 1 \$8,100 B		Location	: Through	out						
Terminal Devices		_			ffected :	2%				
Air Handler 25% 2028 ** 1 \$5,200 B Convector/Radiator 75% 2021 \$267,600 1 \$8,100 B Air Conditioning Energy Source Electricity 100% 2039 ** 1 B Conversion Equipment Ext Pkg Unit - Cooling 5% 2028 ** 2 \$100 B Window/Wall Unit 25% 2016 \$19,400 1 B No Component 70% Ductwork/Diffusers 100% LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		Location	: Steam Si	nut Off Valve						
Convector/Radiator 75% 2021 \$267,600 1 \$8,100 B Air Conditioning Energy Source Electricity 100% 2039 ** 1 B Conversion Equipment Ext Pkg Unit - Cooling 5% 2028 ** 2 \$100 B Window/Wall Unit 25% 2016 \$19,400 1 B No Component 70% Ventilation Distribution Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping										
Air Conditioning Energy Source Electricity 100% 2039 ** 1 B Conversion Equipment Ext Pkg Unit - Cooling 5% 2028 ** 2 \$100 B Window/Wall Unit 25% 2016 \$19,400 1 B No Component 70% D Ventilation Distribution Distribution Distribution Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping										
Energy Source Electricity 100% 2039 ** 1 B		75%			2021	\$267,600	1	\$8,100	<u>B</u>	
Electricity 100% 2039 ** 1 B										
Conversion Equipment		1000/			2020	ታ ታ			ъ	
Ext Pkg Unit - Cooling 5% 2028 ** 2 \$100 B Window/Wall Unit 25% 2016 \$19,400 1 B No Component 70% D D Ventilation Distribution LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		100%			2039	* *	1		В	
Window/Wall Unit 25% 2016 \$19,400 1 B No Component 70% D Ventilation Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		5 0/			2020	* *	2	¢100	D	
No Component 70% D Ventilation Ustribution Ductwork/Diffusers 100% LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping H/C Water Piping							_	\$100		
Ventilation Distribution LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping H/C Water Piping *** *** *** **					2010	\$19,400	1			
Distribution Ductwork/Diffusers 100% LIFE ** 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		7070								
Ductwork/Diffusers 100% LIFE * * 2-5 \$18,600 B Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping										
Exhaust Fans Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		100%			LIFE	* *	2-5	\$18,600	В	
Interior 25% 2023 \$10,400 2 \$300 B Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping ***	ı	100/0			LH L		23	Ψ10,000		
Roof 75% 2018 \$22,500 2 \$800 B Plumbing H/C Water Piping		25%			2023	\$10,400	2	\$300	В	
Plumbing H/C Water Piping										
H/C Water Piping						, ,-		,		
	•									
		100%			2028	* *	1		В	

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

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

Asset #: 1958

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Water Heater							
Oil Fired	50%		2018	\$5,900	1	\$500	В
No Component	50%						D
HW Heat Exchanger							
Low Temp	50%		2033	* *	4	\$1,700	В
No Component	50%						D
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2023	\$10,300	4	\$2,000	В
Sewage Ejector(s)							
Electric	100%		2023	\$10,300	4	\$2,000	В
Backflow Preventer							
Generic	100%		2023	\$3,700	1	\$2,100	В
Fixtures							
Generic	100%						В
Fire Suppression							
Sprinkler							
Generic	100%		2043	* *	1-2	\$9,300	В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : HELP 1

Address : 515 BLAKE AVE.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 24-Aug-2012 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 3766 Lot : 1 BIN : 3252577

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$753,700	\$344,000
Interior Architecture	\$286,600	\$1,219,300
Electrical	\$64,000	\$896,600
Mechanical		\$137,400
Total	\$1,104,300	\$2,597,300
Priority A	\$753,700	\$344,000
Priority B	\$178,100	\$1,099,200
Priority C	\$172,500	\$1,154,100
Total	\$1.104.300	\$2,597,300

Ψ30,300		7-,000	+ ,
\$36,500		\$2.800	\$22,200
\$103,000	\$19,000	\$39,000	\$17,300
\$25,700		\$13,900	
\$165,200	\$19,000	\$55,700	\$39,500
\$78,400	\$15,200	\$18,400	\$12,800
\$8,200	\$3,800	\$5,600	\$4,600
\$52,800		\$17,700	\$22,200
\$25,700		\$13,900	
FY 2015	FY 2016	FY 2017	FY 2018
	\$25,700 \$52,800 \$8,200 \$78,400 \$165,200 \$25,700 \$103,000	\$25,700 \$52,800 \$8,200 \$78,400 \$15,200 \$165,200 \$25,700 \$103,000 \$19,000	\$25,700 \$13,900 \$52,800 \$17,700 \$8,200 \$3,800 \$5,600 \$78,400 \$15,200 \$18,400 \$165,200 \$19,000 \$55,700 \$25,700 \$13,900



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

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

Asset #: 14349

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Exterior Walls	200/		T TEE	ماد ماد	~	ф 22 100		
Concrete Masonry Unit	20%	Ф2 21 400	LIFE	* *	5	\$32,100	A	
Stucco Cement	80% Now	\$321,400	2029		5	\$128,200	A	
	Broken/Missing Electron Location: Through		eraie, Ar	ea Affectea : 10%				
	Recent Repair Evide		roa Affa	etad · 25%				
	Location : Through		rea rijjet	.ieu . 2570				
	Other Observation,		Area Affe	ected · 100%				
	Location : East An		11 ca 11jje	cica : 10070				
		Component Is Actu	ally Eifs	Cladding.				
Windows		T T T T T T T T T T T T T T T T T T T						
Aluminum	80% Now	\$329,800	2049	* *	5	\$3,400	A	
	Bent/Warped Eleme	nts, Extent : Modero	ite, Area	Affected : 25%				
	Location: Apartm	ents						
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
	Location: Apartm	ents						
Aluminum	20%		2040	* *	5	\$1,700	A	
Parapets								
Concrete Masonry Unit	15%		LIFE	* *	5-10	\$11,100	A	
Metal Rail	5%		2029	* *	5-10	\$12,200	A	
Stucco Cement	80%		2037	* *	5	\$27,800	A	
	Other Observation,		Area Affe	ected : 100%				
	Location : Apartments Explanation : This Component Is Actually E I F S Cladding System							
-	Explanation: This	Component Is Actu	ally E I I	F S Cladding System	m			
Roof	(50/ Na	¢102 500	2020	* *				
Modified Bitumen	65% Now Worn/Eroded, Exter	\$102,500	2029				A	
		ast And West Wings	Ајјестеи	. 2070				
M. 1'C' 1 D'4		asi ima wesi wings	2024	¢1.57.700	10	¢21.000	A	
Modified Bitumen	20% Patching Evident, E	rtent : Moderate A	2024	\$157,700	10	\$21,900	A	
	Location : Over P		ей Ајјес	iea . 2570				
Circle Die Manchen		none meas	2024	¢50 100	10	¢1.c. 400	A	
Single Ply Membrane	15% Other Observation,	Extent : Moderate	2024	\$58,100	10	\$16,400	A	
	Location : Over M		неи Аује	cieu . 2570				
		aniparpose Room ast/gravel Has Been	Displac	ed Sections Of Thi	s Roof H	Iave Reen		
		l With Modified Men			3 ROOJ 11	ave been		
Interior		<i>y</i>		<i>y</i>				
Floors								
Cast in Place Concrete	5%		LIFE	* *	5	\$32,600	C	
Ceramic Tile	5%		2033	* *	5	\$7,500	C	
Vinyl Tile	75%		2024	\$1,060,000	3	\$55,900	C	
Vinyl Tile	15%		2029	* *	3	\$8,400	С	
Interior Walls	5 0/		2625		_	* 0.00=	~	
Ceramic Tile	5%		2033	* *	5	\$8,900	C	
Concrete Masonry Unit	5%		LIFE	* *	5	\$7,100	C	
Glass: Single Pane	2%		LIFE	* *	5	\$5,300	C	
Gypsum Board	88%		LIFE	· · ·	5-10	\$266,600	C	

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

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

Asset #: 14349

Architecture	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
AcousTileSusp.Lay-In	20%		2037	* *	5	\$29,800	В
Exposed Concrete	10%		LIFE	* *	5-10	\$18,600	В
Plaster	70%		LIFE	* *	5-10	\$179,400	В

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5	\$500	В
	Other Observation, Extent : Modera		cted : 100%			
	Location : Electrical Rooms 1 And					
	Explanation : 2- 1200 Amperes Ma	iin Service S	witches			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2034	* *	5	\$2,700	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Fused Disc Sw	2%	2032	* *	5		В
Molded Case Bkrs	98%	2032	* *	5	\$2,600	В
Wiring						
Thermoplastic	100%	2034	* *	1		В
Motor Controllers						
Locally Mounted	100%	2022	\$24,400	5	\$700	В
Ground						
Grounding Devices						
Not Accessible	100%					D
Lighting						
Interior Lighting						_
Fluorescent	70%	2019	\$168,000	10	\$64,000	В
	Other Observation, Extent: Modera		cted : 100%			
	Location: Throughout The Buildin	g				
	Explanation: T-12 Lamps					
Incandescent	30%	2019	\$72,000	2	\$700	В
Egress Lighting						
Emergency, Service	50%	2019	\$8,200	1		В
Exit, Battery	50%	2019	\$41,100	10	\$3,400	В
Exterior Lighting						
HID	50%	2019	\$2,100	10	\$200	В
Incandescent	50%	2019	\$12,200	2	\$100	В

Alarm

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

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

Asset # : 14349

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm						
Security System						
No Component	60%					D
Generic	40%	2019	\$139,200	1	\$15,200	В
	Other Observation, Extent : Mod	lerate, Area Affect	ted : 100%			
	Location: Outside					
	Explanation: CCTV Surveil	lance Camera Sys	tem			
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2019	\$476,400	1-3	\$25,800	В
	Other Observation, Extent : Mod	lerate, Area Affect	ted : 100%			
	Location: Hallways					
	Explanation : Bells, Strobe Lig	hts				

Mechanical	Current Repair		Futur	e Replacement	M			
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
eating	•		•				•	
Energy Source								
Natural Gas	100%		2044	* *	1		В	
Conversion Equipment								
Hot Water Boiler	100%		2029	* *	1	\$49,400	В	
	Other Observation,	Other Observation, Extent: Light, Area Affected: 100%						
	Location: 2 Boiler Rooms							
	Explanation : 2 Bo 842,000 Btu/hr	oiler Rooms, Each H	as A Hya	lrotherm Unit With	n 4 Burne	ers. Each Unit Is		
Distribution								
Hot Wtr Piping/Pump	100%		2032	* *	4	\$7,400	В	
Terminal Devices								
Convector/Radiator	100%		2029	* *	1	\$32,200	В	
ir Conditioning								
Energy Source								
Electricity	100%		2032	* *	1		В	
Conversion Equipment								
Int Pkg Unit -	10%		2028	* *	2	\$600	В	
Heating/Cooling								
		Extent: Light, Area		: 20%				
	Location: Roof O	f Administrative Bui	lding					
Ext Pkg Unit -	10%		2024	\$74,500	2	\$600	В	
Heating/Cooling								
No Component	80%						D	
Terminal Devices								
Fan Coil - Cooling	5% Now	\$8,700	2034 ** 1	1	\$1,400	В		
_	Damaged, Extent:	Moderate, Area Affe	cted : 5%	ó				
		g Hospital, Board C	f Educati	ion Office & Staff	Lounge, 1	Multiple		
	Mechanical And E	Electrical Defects						
No Component	95%						D	

Ventilation

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

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

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

Asset #: 14349

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,000	В	
Exhaust Fans									
Roof	30%		\$27,000	2034	* *	2	\$700	В	
	Malfunctioning, Extent: Moderate, Area Affected: 30%								
	Location	ı : Roof, Mı	ultiple Mechanical	And Elec	ctrical Defects				
Roof	70%			2024	\$62,900	2	\$2,200	В	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2034	* *	1		В	
Water Heater									
Gas Fired	100%			2019	\$26,300	2	\$1,500	В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		В	
Backflow Preventer									
No Component	90%							D	
Generic	10%			2024	\$1,100	1	\$600	В	
	Other Observation, Extent: Light, Area Affected: 10%								
	Location	ı : Mechani	ical Rooms						
	Explana	tion : Boile	r Feed Water Pipin	ig Only					
Fixtures									
Generic	100%							В	
Fire Suppression									
Sprinkler									
Generic	100%			2034	* *	1-2	\$27,900	В	
	No Backflow Preventer, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 70%								
	Location: Residence								
	Explanation: Sprinkler Piping Serving The Units, Are Take-offs From The Domestic Water Supply Piping In Each Dwelling Unit								

Page: 119

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

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

Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 20-Jul-2012 Landmark Status : NONE

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

Block : 3699 Lot : 1 BIN : 3083637

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$116,300	\$69,600
Interior Architecture	\$212,300	\$43,700
Electrical	\$64,300	\$891,200
Mechanical	\$98,000	\$240,400
Total	\$490,900	\$1,244,900
Priority A	\$116,300	\$69,600
Priority B	\$260,400	\$1,175,300
Priority C	\$114,300	
Total	\$490,900	\$1,244,900

Total	\$100,900	\$43,200	\$35,300	\$77,300
Priority C		\$12,500	\$2,200	
Priority B	\$52,900	\$30,700	\$33,100	\$52,900
Priority A	\$48,000			\$24,400
Total	\$100,900	\$43,200	\$35,300	\$77,300
Mechanical	\$37,900	\$13,000	\$21,100	\$12,400
Electrical	\$15,000	\$12,600	\$11,900	\$40,500
Interior Architecture		\$17,500	\$2,200	
Exterior Architecture	\$48,000			\$24,400
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1973

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls									
Masonry: Brick		netration, E	\$116,300 Extent : Light, Area Windows On 2nd F			5 e	\$69,600	A	
Masonry: Limestone	5%			LIFE	**	5	\$2,700	A	
Windows							Ψ 2 ,, σσ		
Aluminum	90%			2039	* *	5	\$26,500	A	
Metal Louvers	10%	Now	\$19,400	2032	* *		, -,-	Α	
	Broken/M	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location	ı : 3rd And	4th Floor, Through	hout					
			Extent : Moderate, 1	Area Affe	ected : 100%				
		ı : Through							
	Explana	tion : Actue	ally Safety Gates O	n The Ex	terior Of The Wind	dows			
Parapets	100/				de de	_	ΦΦ 000		
Cast Stone/Terra Cotta	10%		445 000	LIFE	* *	5	\$2,800	A	
Masonry: Brick	75%		\$17,900	LIFE	**	5	\$2,700	A	
			t : Moderate, Area . Face Along Williar		: 13%				
			race Along Williar		di di		*		
Metal Panel	5%		Φ.500	2043	* *	5	\$700	A	
Metal: Cage/Fence	5%		\$500	2028		5	\$600	A	
		_	Extent : Moderate, A on Yard On Lower		ctea : 15%				
			on Tara On Lower xtent : Moderate, A	-	atad · 50/				
			on Yard On Lower		леи . 570				
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,100	A	
Roof	3%			LIFE		3	\$1,100	A	
Asphalt Macadam	10%	Now	\$1,500	2023	\$15,100	5	\$1,300	A	
Aspilatt Macadam			, Extent : Moderate			3	\$1,500	Λ	
	_	ı : Over Bo		, 11, 00, 11,	geerea : 1070				
			Extent : Moderate, A	Area Affe	cted : 10%				
			st Area In Boiler R						
Modified Bitumen	30%	Now	\$8,700	2028	* *			A	
Wodified Bitumen			Extent : Moderate, 1		ected : 15%			7.1	
			out Recreation Yar						
		_	Extent : Severe, Are		d : 5%				
			creation Room	55					
	Other Ob:	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	ı : Over Re	creation Room						
	Explana	tion : Cove	red With Rubber P	ads					
Modified Bitumen	60%			2028	* *	10	\$24,100	A	
	Patching .	Evident, Ex	tent : Moderate, Ai	rea Affec	ted : 10%				
	Location	ı : Through	out Main Roof, 20	11					

Interior

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

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

Asset #: 1973

Architecture		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors	1.007				ate at	_	#21 000	~
Cast in Place Concrete	10%			LIFE	* *	5	\$21,900	C
Ceramic Tile	5%	1 F: 1	E.g., Liela	2036		5	\$5,000	C
		•	ent, Extent : Light, r Bathrooms, 2011	00	eciea : 50%			
Marble Panels	5%			LIFE	* *	5	\$3,700	С
Vinyl Tile	80%			2028	* *	3	\$30,000	C
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$4,500	C
	-	_	ent, Extent : Light,		ected : 50%			
	Location	ı : 4th Floo	r Bathrooms, 2011					
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,600	C
Gypsum Board	10%			LIFE	* *	3	\$5,400	C
Masonry: Brick	5%			LIFE	* *			C
Plaster	70%		\$114,300	LIFE	* *	5	\$18,800	C
	_	_	Extent : Moderate	-	ffected : 5%			
			e D, Recreation Ro					
		ietration, E. i : Recreati	xtent : Severe, Ared on Room	a Affecte	d : 5%			
Ceilings								
AcousTileSusp.Lay-In	10%			2036	* *	5	\$10,000	В
		place Evide 1 : Through	ent, Extent : Light, out, 2012	Area Affe	ected : 25%			
Exposed Concrete	10%	Now	\$38,300	LIFE	* *	5	\$1,600	В
		0-	xtent : Moderate, A mbers, Ash Hoist A	00	cted : 10%			
	_	_	Extent : Moderate oom In Boiler Roon	-	=			
			xtent : Moderate, A					
		ı : Ash Hois		1704 11550	. 1070			
Metal Panel	10%			LIFE	* *	5	\$12,500	В
Plaster	70%	0-2	\$59,800	LIFE	* *	5	\$43,700	В
	_	Crumbling, 1 : Recreati	Extent : Moderate on Room	, Area Aj	ffected : 10%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	ı : Recreati	on Room					

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

Under 600 Volts

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

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

Asset #: 1973

Electrical	Current F	Repair	Future Replacement		Ma		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
nder 600 Volts			•				•
Service Equipment Fused Disc Sw	50% Other Observation, E	Extent : Moderate. 1	2023 Area Affe	\$800 cted : 100%	5	\$200	В
	Location : Electrica Explanation : One	al Room					
Fused Disc Sw	50%	-	2033	* *	5	\$200	В
	Other Observation, E Location : Electrica		Area Affe	cted : 100%			
	Explanation: One	1200 Amps Main D	isconnec	t Switch			
Switchgear / Switchboard							
Fused Disc Sw	25%		2043	* *	5	\$100	В
Fused Disc Sw	50%		2023	\$14,800	5	\$200	В
Molded Case Bkrs	25%		2043	* *	5	\$500	В
Raceway							
Conduit	25%		2043	* *	1		В
Conduit	70%		2023	\$4,500	1		В
Conduit	5%		2049	* *	1		В
Panelboards							
Fused Disc Sw	10%		2031	* *	5	\$200	В
Fused Toggle Switch	10% 2-4 On Extended Life, Ex Location: Basemer		2048 rea Affec	* * ted : 100%	5	\$100	В
Maria Cara		<i></i>	2021	* *		Φ.c.0.0	
Molded Case Bkrs	30%		2031		5	\$600	В
Molded Case Bkrs	45%		2022	\$10,100 * *	5	\$800	В
Molded Case Bkrs	5%		2045	* *	5	\$100	В
Wiring Braided Cloth	25% 2-4 Insulation Aged, Exte		2048 a Affecte	* * d : 100%	1		В
	Location : Through	out The Building					
Thermoplastic	50%		2033	* *	1		В
Thermoplastic	5%		2049	* *	1		В
Thermoplastic	20%		2023	\$2,000	1		В
Motor Controllers	-0			4.5.000	_		_
Locally Mounted	70%		2021	\$63,000	5	\$300	В
Locally Mounted	30%		2028	* *	5	\$100	В
ound							
Grounding Devices Generic	100%		LIFE	* *	5	\$1,000	В
and-by Power	10070		LILE	•	3	\$1,000	ъ
Transfer Switches							
Automatic	100%		2028	* *	1	\$21,800	В
Generators	100/0		2020	•	1	Ψ21,000	ע
Diesel	100%		2026	* *	1	\$27,300	В
Diesei	Other Observation, E Location : Outside	Extent : Moderate, A			1	Ψ21,300	D
	Explanation : One	188 Kva					

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

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

Asset #: 1973

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance					
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Stand-by Power	•									
Batteries										
Lead/Acid	100%	2016	\$600	5	\$2,600	В				
Fuel Storage										
Main Tank	100%	2038	* *	5	\$2,000	В				
		Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Outside									
	Explanation : One 275	Gallon Tank								
Lighting										
Interior Lighting	70/	2020	* *	10	¢4.200	D				
Fluorescent	7% Other Observation, Exten	2028		10	\$4,300	В				
	Location : Throughout	і . мойетиге, Атей Ајје	ciea . 100%							
	Explanation: T-5 Lamp	c								
Fluorescent	40%	2018	\$64,300	10	\$24.500	В				
Fluorescent	40% Other Observation, Exten			10	\$24,500	В				
	Location : Throughout'		ciea . 100/0							
	Explanation: T-12 Lam	_								
Fluorescent	50%	2031	* *	10	\$30,600	В				
Fluorescent				10	\$30,000	Б				
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building									
	Explanation: T-8 Lamp									
HID	3%	2023	\$800	10	\$100	В				
Egress Lighting	370	2023	ΨΟΟΟ	10	Ψ100					
Emergency, Service	30%	2031	* *	1		В				
Emergency, Battery	20%	2023	\$5,500	10	\$3,200	В				
Exit, Service	30%	2023	\$3,300	1	φυ,200	В				
Exit, Service	20%	2031	* *	1		В				
Exterior Lighting										
HID	100%	2023	\$2,900	10	\$200	В				
Alarm										
Security System										
No Component	50%					D				
Generic	50%	2028	* *	1	\$13,200	В				
Fire/Smoke Detection										
Generic	100%	2023	\$828,200	1-3	\$43,500	В				

Mechanical	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2043	* *	1		В

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

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

Asset #: 1973

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Steam Boiler	Location	: Basemen	Extent : Light, Area at tural Gas Fired Ste			1	\$66,200	В
Distribution	2. op rearrest		in an Gas I n ca sie	20110				
Steam Piping/Pump Terminal Devices	100%			2033	* *	4	\$3,300	В
Air Handler Convector/Radiator		_	\$35,800 st, Area Affected : 1 nd Thermostats	2023 2028 70%	\$183,700 * *	1	\$18,600 \$9,700	B B
Fan Coil Unit/Heat	5%			2023	\$56,700	1	\$1,100	В
Air Conditioning Energy Source					**	1	,	D
Electricity Conversion Equipment	100%			2031		1		В
Ext Pkg Unit - Cooling Window/Wall Unit	10% 40% Other Obs	ervation. E	Extent : Light, Area	2023 2018 Affected	\$34,900 \$62,300	2	\$400	B B
	Location	: Third Flo	oor					
No Component	50%	ion . Inira	l Floor Units Maini	шиней Бу	Oiners			D
Ventilation	3070							D
Distribution Ductwork/Diffusers Exhaust Fans	100%			LIFE	* *	2-5	\$37,200	В
Interior			\$25,100 t : Severe, Area Aff or, 4th Floor	2028 Tected : 1	* *	2	\$1,600	В
	Location	: 3rd And	Extent : Light, Area 4th Floors					
DII.'	Explana	tion : Some	Large Ceiling Fan	s Have E	Been Installed			
Plumbing H/C Water Piping Brass/Copper	100%			2043	* *	1		В
Water Heater Gas Fired	100%			2021	\$17,600	2	\$1,000	В
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping Cast Iron			lerate, Area Affecte de Over Recreation		* *	1 Storm D	rain Pine	В
Sump Pump(s) Rigid Piping	100%	. Norm Su	ue Over Necreallon	2028	**	4	\$2,000	В

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

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

Page: 125

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

Asset #: 1973

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Backflow Preventer								
No Component	50%							D
Generic	50%			2028	* *	1	\$2,100	В
Fixtures								
Generic	100%							В
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$18,700	В
Fire Pump						•		
Generic	100%			2032	* *	1	\$12,500	В

Page: 126

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : JACKSON FAMILY SHELTER

Address : 691 EAST 138TH STREET BTWN CYPRESS AVE. - JACKSON AVE.

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 28-Dec-2012 Landmark Status : NONE

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

Block : 2567 Lot : 13 BIN : 2003811

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$494,600	\$133,300
Interior Architecture	\$299,300	\$105,600
Electrical		\$45,000
Mechanical		\$186,400
Total	\$793,900	\$470,300
Priority A	\$494,600	\$133,300
Priority B	\$120,400	\$300,200
Priority C	\$178,900	\$36,800
Total	\$793,900	\$470,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$8,500	\$23,600	\$34,600	
Interior Architecture	\$73,100			\$9,200
Electrical	\$3,900	\$2,300	\$3,000	\$2,300
Mechanical	\$28,700	\$9,500	\$9,300	\$7,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,200	\$39,300	\$50,900	\$23,100
Priority A	\$8,500	\$23,600	\$34,600	
Priority B	\$56,600	\$15,800	\$16,200	\$13,900
Priority C	\$53,100			\$9,200
Total	\$118,200	\$39,300	\$50,900	\$23,100



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

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

Asset #: 52

chitecture	Current I	Repair	Future R	eplacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
erior							
Exterior Walls	201			ata ata	_	44.500	
Glass Block	2%		LIFE	* *	5	\$1,600	Α
Masonry: Brick	98% 0-2	\$413,500	LIFE	* *	5	\$61,900	Α
	Jnt Mortar Miss/Ero		te, Area Affe	cted : 25%			
	Location : Through						
	Sidewalk Shed in Use		e, Area Affeo	cted : 50%			
	Location : East Fac	cade					
Windows							
Aluminum	100% Now	\$81,200	2040	* *	5	\$2,100	Α
	Air Infiltration, Exten		ı Affected : 1	5%			
	Location : Through						
	Hardware Missing, I		Area Affecte	d : 25%			
	Location : Through						
	Caulking Deteriorate		ite, Area Affe	ected : 25%			
	Location : Through	out					
Parapets							
Masonry: Brick	20%		LIFE	* *	5-10	\$9,100	Α
Metal Panel	10%		2034	* *	5	\$2,600	Α
Metal Rail	50%		2041	* *	5-10	\$60,000	Α
	Recent Replace Evid Location : Main Ro		Area Affecte	d : 75%			
No Commonant		<i>OJ</i>					D
No Component Roof	20%						D
Metal Panel	35%		2037	* *	10	\$34,600	A
Modified Bitumen	65%		2034	* *	10	\$35,100	A
Modified Bitumen	Recent Replace Evid	ont Frient : Light			10	φ33,100	А
	Location : Main Ro		irea rijjeeie	u . 10070			
erior							
Floors							
Carpet	5%		2020	\$21,600	3	\$7,300	C
Cast in Place Concrete	5%		LIFE	**	5	\$16,100	Ċ
Ceramic Tile	10% Now	\$32,300	2033	* *	5	\$3,700	Č
	Water Penetration, E			d : 25%	=	,. 30	-
	Location : Bathroo		50				
	Worn/Eroded, Extent	t : Moderate, Area	Affected : 25	·%			
	Location : Bathroo		55				
Vinyl Tile	80% 0-2	\$111,300	2029	* *	3	\$22,000	С
vinyi inc	Cracking/Crumbling				3	Ψ22,000	C
	Location : At Entra			-2/0			
Interior Walls							
Concrete Masonry Unit	25%		LIFE	* *	5	\$17,500	C
Glass: Single Pane	2%		LIFE	* *	5	\$2,600	C
Gypsum Board	70%		LIFE	* *	5-10	\$104,400	C
				* *			C
Masonry: Brick	3%		LIFE	-1- 4-	10	\$800	C

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

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

Asset #: 52

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
Exposed Concrete	10%		LIFE	* *	5-10	\$9,200	В
Gypsum Board	75%		LIFE	* *	5-10	\$189,200	В
Plaster	15%		LIFE	* *	5-10	\$18,900	В

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment	400-				de de	_	4.00	_
Fused Disc Sw	100%		Zarrania Madamura	2044	**	5	\$200	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrico		1.00 90	00.4			
C	Ехріапа	non : Main	Service Switch Ra	tea w st	O Amperes			
Switchgear / Switchboard Fused Disc Sw	100%			2044	* *	5	\$200	В
Raceway	100%			2044			\$200	Б
Conduit	100%			2044	* *	1		В
Panelboards	100%			2044		1		Б
Fused Disc Sw	10%			2040	* *	5	\$100	В
Molded Case Bkrs	90%			2040	* *	5	\$1,200	В
Wiring	90%			2040		3	\$1,200	Ъ
Thermoplastic	100%			2044	* *	1		В
Motor Controllers	10070			2044				
Locally Mounted	100%			2037	* *	5	\$300	В
Ground	10070			2037			Ψ300	
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$700	В
	Location	: Water M		Area Affe	ected : 100%			
T : 1	Explana	tion : Corre	oded					
Lighting								
Interior Lighting Fluorescent	100%			2029	* *	10	\$45,000	В
Fluorescent	Other Obs		Extent : Moderate, A			10	\$43,000	Б
		_	out The Building					
Earnes Lighting	Ехріапа	tion : T-8 I	мтрѕ					
Egress Lighting Emergency, Battery	50%			2024	\$10,100	10	\$5,900	В
Exit, Service	50% 50%			2024	\$10,100	10	\$3,900	В
Exterior Lighting	30%			2024	\$4,000	1		D
HID	100%			2029	* *	10	\$200	В
Alarm								
Security System								
No Component	50%				_			D
Generic	50%			2029	* *	1	\$9,300	В

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

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

Asset #: 52

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm							
Fire/Smoke Detection							
No Component	50%						D
Generic	50%		2029	* *	1-3	\$15,400	В

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
leating								
Energy Source	100-			• • • • •	di di			_
Natural Gas	100%			2044	* *	1		В
Conversion Equipment	1000/			2027	* *		Φ 2.4.2 00	ъ
Hot Water Boiler	100%		Z.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2037		1	\$24,300	В
		ervanon, E 1 : Basemer	Extent : Light, Area	Ајјестеа	: 100%			
			u s Fired Hot Water I	Roilars -	Fauinment Anneas	·s To Ro	Well Maintained	
Distribution	Ехріини	uon . 2 Ga	s rirea 1101 water 1	bollers -	Едигртені Арреат	s 10 De	wen mamanea	
Hot Wtr Piping/Pump	100%			2032	* *	4	\$3,600	В
Terminal Devices	10070			2032			Ψ3,000	
Air Handler	20%			2024	\$60,000	1	\$6,100	В
Convector/Radiator	80%			2029	**	1	\$12,700	В
Air Conditioning							, ,,,,,,,,	
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$51,300	2	\$600	В
Split Unit	15%	0-2	\$3,900	2024	\$38,500			В
	-	-	nt : Moderate, Ared					
	Location	: Childrer	n Day Care Center,	4 Of 4 L	efective Fan Coils			
Window/Wall Unit	20%			2019	\$22,900	1		В
No Component	45%							D
Heat Rejection								
Remote Air Cond	20%			2024	\$36,500	2	\$6,800	В
No Component	80%							D
/entilation								
Distribution	1.000/			LIEE	* *	2.5	Ф.42.200	ъ
Ductwork/Diffusers	100%			LIFE	4. 4.	2-5	\$43,300	В
Exhaust Fans	100%			2029	* *	2	¢1 500	В
Roof		amation I	Extent : Light, Area			2	\$1,500	В
	Location		znem . Ligiii, Area	Ајјестеи	. 100/0			
			oment Appears To 1	Re Well N	Maintained			
Plumbing	2							
H/C Water Piping								
Brass/Copper	100%	Now	\$3,300	2044	* *	1		В
11			k, Extent : Modera	te, Area A	Affected : 100%			
	Location	: Basemei	nt, Defective Contro	ols On Bo	ooster Pumping Sy	stem		

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

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

Asset #: 52

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2024	\$10,300	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Li	ght, Area Affected .	: 100%			
	Location: B-3					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2034	* *	1-2	\$13,800	В
	No Backflow Preventer, Extend	t : Light, Area Affec	cted : 100%			
	Location: Basement					

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 21-Oct-2009 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$43,700	
Interior Architecture		\$194,000
Electrical	\$46,400	
Mechanical		\$264,300
Total	\$90,000	\$458,300
Priority A	\$43,700	
Priority B	\$46,400	\$264,300
Priority C		\$194,000
Total	\$90,000	\$458,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$21,600		\$1,100	
Interior Architecture	\$57,700	\$5,500	\$1,600	
Electrical	\$300	\$22,600		
Mechanical	\$4,300	\$19,900	\$4,100	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,800	\$52,000	\$10,800	\$7,900
Priority A	\$21,600		\$1,100	
Priority B	\$32,200	\$46,400	\$8,100	\$7,900
Priority C	\$34,000	\$5,500	\$1,600	
Total	\$87,800	\$52,000	\$10,800	\$7,900



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

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

Asset #: 4459

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
kterior								
Exterior Walls						_	***	
Masonry: Brick	36%		4.2.400	LIFE	* *	5	\$12,200	A
Masonry: Brick	60%	Now	\$13,600	LIFE	**	5	\$20,300	A
	-	ı Int Failur ı : Bulkhead	e, Extent : Modera	te, Area A	Affectea : 40%			
		і : Биікпеас	<i>t</i>					
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,200	A
Stucco Cement	2%			2034	* *	5	\$1,700	A
Windows	1000/			2025	ale ale	_	φα αοο	
Aluminum	100%			2037	* *	5	\$2,300	A
Parapets	450/	NT.	ΦΩ ΩΩΩ	LIDD	* *	-	¢1 200	
Masonry: Brick	45%	Now	\$8,000	LIFE		5	\$1,200	A
	-		tent : Moderate, Ai out Stucco On Bric					
		i. Inrough	oui Siucco On Bric				Φ.π.ο.ο	
Masonry: Brick	20%			LIFE	* *	5	\$500	A
Masonry: Brick	20%			LIFE	* *	5	\$500	A
Masonry: Limestone	5%			LIFE	* *	5	\$200	A
Metal Rail	5%			2034	* *	5-10	\$2,400	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$800	A
Roof Modified Bitumen	0.50/			2020	* *	10	\$20,600	A
Modified Bituilien	95%	nlace Evid	ent, Extent : Light,	2029		10	\$20,600	A
		i : Through		111eu 11jje	cieu . 10070			
Chrischt Matal/Class				2031	* *			Α.
Skylight, Metal/Glass	5%		\$43,700 nents, Extent : Mod					A
		issing Eien 1 : Through		eraie, Ar	ea Affectea : 50%			
terior	Locuitor	i . Through	Oui					
Floors								
Cast in Place Concrete	2%	Now	\$600	LIFE	* *	5	\$1,600	C
Cust in Frace Concrete			Extent : Light, Ar		ed: 20%	3	φ1,000	C
	_	ı : Stairs St	_					
Ceramic Tile	5%		1	2030	* *	5	\$1,800	С
Quarry Tile	20%			2026	* *	5	\$1,100	C
Terrazzo	38%	Now	\$8,400	LIFE	* *	5	\$11,000	C
Terrazzo			Extent : Light, Are		ed · 10%	3	φ11,000	C
		: Through		ou rijjeere	. 1070			
Vinyl Tile	35%			2026	* *	3	\$4,800	C
Interior Walls	33%			2020		3	\$4,000	
Ceramic Tile	15%			2024	\$194,000	5	\$6,600	C
Concrete Masonry Unit	10%			LIFE	\$19 4 ,000 **	5	\$1,800	C
Gypsum Board	15%			LIFE	* *	5	\$4,000	C
Plaster	60%	Now	\$24,200	LIFE	* *	5	\$7,900	C
1 145101			Extent : Moderate		fected : 20%	5	Ψ1,200	C
	_		out Cafeteria And		,======			

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

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

Asset #: 4459

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	* *	5	\$5,500	В
Gypsum Board	10%			LIFE	* *	5	\$4,600	В
Plaster	75%	Now	\$23,700	LIFE	* *	5	\$17,300	В
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out 4th Floor					

Electrical	C	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2021	\$1,000	5	\$100	В
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
		Electrical Room		G 1			
G : 1 /G : 11 1	Explanation	: One 800 Amps Main Dis	sconnect	Switch			
Switchgear / Switchboard	1000/		2021	¢14.000	_	¢100	D
Fused Disc Sw	100%		2021	\$14,800	5	\$100	В
Raceway Conduit	0.00/		2021	¢2 200	1		D
Conduit Conduit	90% 10%		2021	\$2,300	1		B B
Panelboards	10%		2031		1		D
Molded Case Bkrs	90%		2020	\$10,100	5	\$600	В
Molded Case Bkrs	10%		2020	\$10,100 **	5	\$100	В
Wiring	1070		2029			\$100	
Thermoplastic	90%		2021	\$3,600	1		В
Thermoplastic	10%		2021	**	1		В
Motor Controllers	1070		2031				
Locally Mounted	80%		2026	* *	5	\$100	В
Locally Mounted	20%		2019	\$1,500	5	Ψ100	В
Ground	2070		2017	41,000			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	В
Lighting							
Interior Lighting							
Fluorescent	78%		2016	\$46,400	10	\$17,700	В
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : T	Throughout The Building					
	Explanation	: Using T12 Lamps					
Fluorescent	20%		2026	* *	10	\$4,500	В
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : T	_					
	Explanation	: Using T8 Lamps					
HID	2%		2016	\$200	10		В

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

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

Asset #: 4459

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Battery	50%		2021	\$5,100	10	\$3,000	В
Exit, Service	50%		2021	\$2,000	1		В

Mechanical		Current F	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•							•
Energy Source								
Natural Gas	100%			2041	* *	1		В
Conversion Equipment								
Steam Boiler	100%			2034	* *	1	\$24,500	В
			Extent : Light, Area	Affected	: 100%			
			nt Boiler Room					
	Explana	tion : 1 Uni	it					
Distribution								
Steam Piping/Pump	100%			2031	* *	4	\$1,800	В
Terminal Devices								
Convector/Radiator	100%			2019	\$264,300	1	\$8,000	В
Air Conditioning								
Energy Source	400							_
Electricity	100%			2029	* *	1		В
Conversion Equipment	4.0						**	_
Ext Pkg Unit - Cooling	10%			2021	\$12,900	2	\$200	В
Window/Wall Unit	10%			2016	\$5,800	1		В
No Component	80%							D
Heat Rejection	1.00/			2021	Ф2 200	2	¢1.700	ъ
Remote Air Cond	10%			2021	\$3,300	2	\$1,700	В
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	* *	2.5	\$2,800	В
No Component	20% 80%			LIFE		2-5	\$2,800	D D
	80%							D
Exhaust Fans Interior	10%			2021	\$3,100	2	\$100	В
Roof	10%			2021	\$2,200	2	\$100 \$100	В
No Component	80%			2021	\$2,200	2	\$100	D
Plumbing	0070							
H/C Water Piping								
Brass/Copper	20%			2031	* *	1		В
Galv Iron/Steel	80%			2026	* *	1		В
Water Heater	5570			2020				
Gas Fired	100%			2019	\$6,500	2	\$400	В
Sanitary Piping	20070				Ψ0,200		ψ.30	
Cast Iron	100%			LIFE	* *	1		В

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

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

Asset #: 4459

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sump Pump(s)						
Rigid Piping	100%	2016	\$10,300	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2026	* *	4	\$1,300	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: B-4					
	Explanation: 1 Unit					

Page: 136

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : JAMAICA ASSESSMENT CENTER ANNEX

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 21-Oct-2009 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$8,400	\$300	
Interior Architecture	\$1,000	\$2,800	\$400	
Electrical	\$100	\$1,800		
Mechanical	\$1,200	\$13,100	\$1,500	\$1,000
Total	\$2,200	\$26,100	\$2,200	\$1,000
Priority A		\$8,400	\$300	
Priority B	\$1,300	\$14,900	\$1,500	\$1,000
Priority C	\$1,000	\$2,800	\$400	
Total	\$2,200	\$26,100	\$2,200	\$1,000



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

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

Asset #: 4465

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	25%			LIFE	* *	5	\$2,500	A	
Masonry: Brick	48%			LIFE	* *	5	\$4,800	A	
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	A	
Stucco Cement	25%			2026	* *	5	\$6,200	A	
Windows									
Aluminum	100%			2037	* *	5	\$700	A	
Parapets									
Masonry: Brick	35%			LIFE	* *	5	\$300	A	
Masonry: Brick	35%			LIFE	* *	5	\$300	A	
Pre-Cast Concrete	3%			LIFE	* *	5	\$100	A	
Pre-Cast Concrete	2%			LIFE	* *	5	\$100	A	
Wood Cornice	25%			2031	* *	5-10	\$2,600	A	
Roof									
Asphalt Shingle	35%			2030	* *	10	\$400	A	
Modified Bitumen	30%			2026	* *	10	\$1,900	A	
Modified Bitumen	35%			2026	* *	10	\$2,200	A	
Interior									
Floors									
Quarry Tile	35%			2026	* *	5	\$5,700	C	
Terrazzo	35%			LIFE	* *	5	\$3,000	C	
Vinyl Tile	28%			2026	* *	3	\$1,100	C	
Wood	2%			2049	* *	5	\$400	C	
Interior Walls									
Ceramic Tile	15%			2030	* *	5	\$1,900	C	
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	C	
Gypsum Board	20%			LIFE	* *	5	\$1,600	C	
Plaster	55%			LIFE	* *	5	\$2,100	C	
Ceilings									
Gypsum Board	20%			LIFE	* *	5	\$2,700	В	
Plaster	80%			LIFE	* *	5	\$5,400	В	

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2021	\$1,000	5		В
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : One 400 Amps Main D	isconnect	Switch			
Raceway						
Conduit	100%	2021	\$2,600	1		В
Panelboards						
Molded Case Bkrs	100%	2020	\$18,000	5	\$200	В

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

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

Asset #: 4465

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2021	\$4,000	1		В
Motor Controllers						
Locally Mounted	100%	2019	\$1,900	5	\$100	В
Lighting						
Interior Lighting						
Fluorescent	90%	2021	\$15,700	10	\$6,000	В
	Other Observation, Extent : Modera	te, Area Affed	cted : 100%			
	Location: Throughout The Buildin	g				
	Explanation: Using T12 Lamps					
Incandescent	10%	2016	\$1,700	2		В
Egress Lighting						
Emergency, Battery	50%	2021	\$1,500	10	\$900	В
Exit, Service	50%	2021	\$600	1		В

Mechanical	Current Repa	air Future	Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Fuel Oil No 2	100%	2031	* *	5	\$2,200	В
Conversion Equipment						
Steam Boiler	100%	2041	* *	1	\$7,200	В
	Other Observation, Exter		: 100%			
	Location: Basement Be	oiler Room				
	Explanation: 1 Brand I	New Unit				
Distribution						
Steam Piping/Pump	100%	2041	* *	4	\$400	В
Terminal Devices						
Convector/Radiator	100%	2026	* *	1	\$2,300	В
Air Conditioning						
Energy Source						
Electricity	100%	2029	* *	1		В
Conversion Equipment						
Heat Pump	10%	2019		2		В
No Component	90%					D
Terminal Devices						
Fan Coil - Cool/Heat	10%	2021	\$1,600	1	\$200	В
No Component	90%					D
Heat Rejection						
Remote Air Cond	10%	2021	\$500	2	\$500	В
No Component	90%					D
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$800	В
No Component	80%					D

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

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

Asset #: 4465

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation							
Exhaust Fans							
Interior	20%		2021	\$1,800	2		В
No Component	80%						D
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2031	* *	1		В
Water Heater							
Oil Fired	100%		2020	\$2,500	1	\$200	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2016	\$10,300	4	\$2,000	В
Backflow Preventer							
Generic	100%		2026	* *	1	\$500	В
Fixtures							
Generic	100%						В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : JENNIE A. CLARKE RESIDENCE (5 BUILDINGS)

Address : 179-191 E 100TH STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 85,476 Project Type : HOMELESS SERVICES

Date of Survey : 27-Aug-2009 Landmark Status : NONE

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

Block : 1628 Lot : 24 BIN : 1051796

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$112,000	\$254,400
Interior Architecture	\$58,400	\$191,100
Electrical		\$221,000
Total	\$170,400	\$666,500
Priority A	\$112,000	\$254,400
Priority B		\$298,800
Priority C	\$58,400	\$113,300
Total	\$170,400	\$666,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$25,900		
Interior Architecture	\$6,200		\$5,400	
Electrical		\$2,800	\$900	
Mechanical	\$9,300	\$40,700	\$9,300	\$5,900
Total	\$15,500	\$69,400	\$15,600	\$5,900
Priority A		\$25,900		
Priority B	\$9,300	\$43,500	\$10,200	\$5,900
Priority C	\$6,200		\$5,400	
Total	\$15,500	\$69,400	\$15,600	\$5,900



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

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

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

Asset #: 3010

Architecture		Current F	Repair	Future Replacement Ma		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$47,500	A
Masonry: Brick	45%			LIFE	* *	5	\$54,800	Α
Stucco Cement	50%			2034	* *	5	\$152,100	A
Windows								
Aluminum	90%		\$112,000	2037	* *	5	\$11,700	A
			ct, Extent : Modera	te, Area	Affected: 80%			
	Location	ı : Through	out					
Metal Clad	10%			2029	* *	5	\$16,200	A
Parapets								
Masonry: Brick	65%			LIFE	* *	5	\$5,100	A
Stucco Cement	35%			2034	* *	5	\$7,100	A
Roof								
Modified Bitumen	95%			2026	* *	10	\$25,900	A
Skylight, Metal/Glass	5%			2031	* *	10	\$4,500	A
nterior								
Floors								
Carpet	5%			2020	\$28,200	3	\$7,200	C
Ceramic Tile	5%			2030	* *	5	\$4,800	C
Vinyl Tile	25%			2026	* *	3	\$9,000	C
Wood	65%			2036	* *	5	\$116,700	C
Interior Walls								
Ceramic Tile	5%			2030	* *	5	\$7,600	C
Gypsum Board	60%			LIFE	* *	5	\$54,900	C
Masonry: Fieldstone	5%			LIFE	* *			C
Plaster	30%			LIFE	* *	5	\$13,700	C
Ceilings							•	
Gypsum Board	65%			LIFE	* *	5	\$77,800	В
Plaster	35%			LIFE	* *	5	\$20,900	В

lectrical	Current	Repair	Futur	e Replacement	Ma	aintenance	
rstem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$300	В
	Other Observation,	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	cal Room					
	Explanation: Two	Main Services Rated	l @ 800	Amps & 1200 Am	ps		
Switchgear / Switchboard							
Fused Disc Sw	100%		2041	* *	5	\$300	В
Raceway							
Conduit	100%		2041	* *	1		В
Panelboards							
Fused Disc Sw	10%		2037	* *	5	\$200	В
Molded Case Bkrs	90%		2037	* *	5	\$1,700	В

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

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

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

Asset #: 3010

Electrical	Current Repair	Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Wiring						
Thermoplastic	100%	2041	* *	1		В
Motor Controllers						
Locally Mounted	50%	2026	* *	5	\$200	В
Locally Mounted	50%	2019	\$8,400	5	\$200	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	В
	Other Observation, Extent: Moder	rate, Area Affect	ted : 100%			
	Location: Water Main					
	Explanation: Covered With Insu	lation				
Lighting						
Interior Lighting						
Fluorescent	95%	2021	\$160,000	10	\$60,900	В
	Other Observation, Extent : Moder	rate, Area Affect	ed : 90%			
	Location: Throughout					
	Explanation: Lamp T-12					
Incandescent	5%	2021	\$8,400	2	\$100	В
Egress Lighting						
Exit, Service	50%	2026	* *	1		В
Exit, Battery	50%	2026	* *	10	\$2,400	В

Mechanical	Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2031	* *	1		В
Conversion Equipment			•		•		
Hot Water Boiler	100%		2026	* *	1	\$34,700	В
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t					
	Explanation: 1 Uni	t With 4 Sections					
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$3,500	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$22,600	В
Air Conditioning							
Energy Source							
Electricity	100%		2029	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2016	\$16,300	1		В
No Component	90%						D

Ventilation

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

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

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

Asset #: 3010

lechanical		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation							
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$7,800	В
No Component	80%						D
Exhaust Fans							
Roof	20%		2021	\$12,600	2	\$400	В
No Component	80%						D
umbing							
H/C Water Piping							
Brass/Copper	20%		2031	* *	1		В
Galv Iron/Steel	80%		2026	* *	1		В
Water Heater							
Gas Fired	100%		2016	\$18,500	2	\$1,000	В
	Other Obse	rvation, Extent : Light, Area	Affected	: 100%			
	Location	: Boiler Room					
	Explanati	on : With Heat Exchanger To	o Make F	Hot Water			
HW Heat Exchanger							
Low Temp	100%		2031	* *	4	\$10,400	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2021	\$10,300	4	\$1,300	В
Fixtures							
Generic	100%						В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : KENTON HALL SHELTER FORMER KENTON HOTEL

Address : 333 BOWERY

Borough : MANHATTAN Agency's Number : M060

Program / Asset # : DHS0068.000 / 4440 Yr Built/Renovated : 1900 / 2009

Area Sq Ft : 23,300 Project Type : HOMELESS SERVICES

Date of Survey : 18-Aug-2009 Landmark Status : NONE

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

Block : 458 Lot : 4 BIN : 1079828

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$42,700
Interior Architecture	\$231,000	
Mechanical		\$55,700
Total	\$231,000	\$98,400
Priority A		\$42,700
Priority B		\$55,700
Priority C	\$231,000	
Total	\$231,000	\$98,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$7,600		
Interior Architecture	\$17,300			\$4,000
Electrical	\$3,200	\$21,200	\$1,500	\$1,300
Mechanical	\$2,300	\$9,100	\$4,200	\$1,900
Total	\$22,700	\$38,000	\$5,700	\$7,200
Priority A		\$7,600		
Priority B	\$5,500	\$30,300	\$5,700	\$3,200
Priority C	\$17,300			\$4,000
Total	\$22.700	\$38,000	\$5,700	\$7,200



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

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

Asset #: 4440

Architecture	Current Repair	Future Replacement	Maintenance		
system Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
xterior					
Exterior Walls	000/	T TIPE of the	-	Ф. 12.7 00	
Masonry: Brick	90%	LIFE **	5	\$42,700	A
	Repairs in Progress, Extent: Light, Location: Throughout Front Face	==			
Stucco Cement	10%	2026 * *	5	\$11,900	A
	Repairs in Progress, Extent: Light, Location: Throughout	Area Affected : 60%			
Windows					
Aluminum	100%	2046 **	5	\$3,400	A
	Recent Replace Evident, Extent : Lig Location : Throughout	ght, Area Affected : 100%			
Parapets					
Under Construction	100%				D
Roof	0.004	2024	4.0	011 700	
Modified Bitumen	98%	2031 **	10	\$11,700	A
	Recent Replace Evident, Extent : Lig Location : Throughout	ght, Area Affected : 100%			
Skylight, Metal/Glass	2%	2051 * *	10	\$800	A
	Recent Replace Evident, Extent : Lig Location : Throughout	ght, Area Affected : 100%			
nterior					
Floors					
Cast in Place Concrete	10% Now \$11,30		5	\$8,200	C
	Cracking/Crumbling, Extent: Mode	==			
	Location: Throughout Shower Ro				
Ceramic Tile	5% Now \$4,10		5	\$900	C
	Cracking/Crumbling, Extent: Mode	erate, Area Affected : 30%			
	Location: Shower Rooms				
Vinyl Tile	85% Now \$180,60		3	\$11,900	С
	Punct/Tear/Impact Damage, Extent	: Severe, Area Affected : 60%			
Takan'an Walla	Location: Throughout				
Interior Walls Ceramic Tile	5%	2030 **	5	\$3,600	С
		LIFE **	5	\$1,500	C
Concrete Masonry Unit Glass: Single Pane	2%	LIFE **	5	\$1,100	C
Gypsum Board	35%	LIFE **	5	\$15,300	C
Masonry: Brick	15%	LIFE **	3	\$15,500	C
Plaster	38% Now \$50,40		5	\$8,300	C
Tuster	Cracking/Crumbling, Extent: Mode Location: Throughout		3	ψ0,500	C
G '''	Location : Imougnout				
('eilings					
Ceilings AcousTileSusp Lay-In	25%	2034 **	5	\$9 300	В
AcousTileSusp.Lay-In	25% 10%	2034	5 5	\$9,300 \$4,700	B B
•	25% 10% 50%		5 5 5	\$9,300 \$4,700 \$23,300	B B B

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

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

Asset #: 4440

Electrical	Current Re	epair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observation, Ex Location : Electrical		2041 Area Affe	* * ccted : 100%	5	\$100	В
	Explanation : 1- Elec		ed @ 40	00 Amps			
Switchgear / Switchboard Fused Disc Sw	100%		2041	**	5	\$100	В
Raceway							_
Conduit	80%		2041	**	1		В
Conduit Panelboards	20%		2021	\$500	1		В
Fused Disc Sw	5%		2037	* *	5	¢100	В
Molded Case Bkrs Molded Case Bkrs	20% 75%		2029 2037	* *	5 5	\$100 \$400	B B
Wiring	7370		2037			ψ+00	
Thermoplastic	80%		2041	* *	1		В
Thermoplastic	20%		2021	\$800	1		В
Motor Controllers Locally Mounted	100%		2026	* *	5	\$100	В
Ground							
Grounding Devices Generic	100% 2-4 Other Observation, Ex Location : Basement Explanation : Corroc		LIFE Area Affe	* * cted : 100%	5	\$300	В
Stand-by Power							
Transfer Switches Automatic	100%		2034	* *	1	\$5,900	В
Generators Diesel	100% Other Observation, Ex Location: Gen Roon	ı	2030 Area Affe	* * ccted : 100%	1	\$7,400	В
Batteries	Explanation: 125kva	<u>ı</u>					
Lead/Acid	100%		2015	\$600	5	\$700	В
Fuel Storage Main Tank	100% Other Observation, Ex Location : Gen Roon Explanation : 250 Ga	\imath	2049 Area Affe	* * cted : 100%	5	\$600	В

Lighting

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

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

Asset #: 4440

Electrical	Current Repair	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Interior Lighting							
Fluorescent	94%	2026	* *	10	\$16,400	В	
	Other Observation, Extent : I	Moderate, Area Affe	cted : 100%				
	Location: Throughout The	Building					
	Explanation: T8 Lamps						
Fluorescent	5%	2026	* *	10	\$900	В	
	Other Observation, Extent : I	Moderate, Area Affe	cted : 100%				
	Location: Basement						
	Explanation: T12 Lamps						
HID	1%	2016	\$100	10		В	
Egress Lighting							
Emergency, Battery	50%	2026	* *	10	\$2,300	В	
Exit, Service	50%	2026	* *	1		В	

Mechanical	Current Repair		Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%	203	31	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%	204		* *	1	\$9,500	В
	Other Observation, Ex	tent : Light, Area Affec	cted .	: 100%			
	Location: Basement	Boiler Room					
	Explanation: 3 Bran	nd New Units					
Distribution							
Hot Wtr Piping/Pump	100%	202	29	* *	4	\$900	В
Terminal Devices							
Convector/Radiator	90%	202		* *	1	\$5,600	В
Fan Coil Unit/Heat	10%	202	29	* *	1	\$600	В
Air Conditioning							
Energy Source							
Electricity	100%	203	37	* *	1		В
Conversion Equipment							
Int Pkg Unit - Cooling	20%	201	19	\$55,700	2	\$200	В
Reciprocating	10%	202	21	\$7,300	1	\$900	В
Compr/Chiller							
		tent : Light, Area Affec	cted .	: 10%			
	Location: 1st Floor	Roof					
	Explanation: One Sp	plit A/C Unit					
Window/Wall Unit	5%	20:	16	\$2,200	1		В
No Component	65%						D
Terminal Devices							
Fan Coil - Cooling	10%	202	21	\$5,800	1	\$600	В
No Component	90%						D

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

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

Asset #: 4440

Mechanical	Current Repair		Futur	e Replacement	M			
ystem Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	10%			2021	\$4,500	2	\$1,300	В
	Other Obser	rvation, Exte	nt : Light, Area	Affected	: 30%			
	Location:	2nd Floor R	oof					
	Explanatio	on : 1 Exteri	or Unit					
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,600	В
Exhaust Fans								
Interior	90%			2021	\$21,500	2	\$500	В
Roof	10%			2021	\$1,700	2	\$100	В
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	* *	1		В
Galv Iron/Steel	70%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2016	\$5,000	2	\$300	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,200	В
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : LEXINGTON AVE. WOMEN'S SHELTER

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

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

Date of Survey : 17-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1967 Lot : 68 BIN : 3056327

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$436,300
Electrical		\$227,200
Mechanical		\$113,000
Total		\$776,500
Priority B		\$537,400
Priority C		\$239,100
Total		\$776,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$3,100	\$5,700	\$2,400	\$24,700
Interior Architecture		\$16,000	\$6,400	
Electrical	\$2,000	\$3,000	\$2,100	\$5,000
Mechanical	\$1,800	\$2,000	\$2,500	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,900	\$30,600	\$17,300	\$38,600
Priority A	\$3,100	\$5,700	\$2,400	\$24,700
Priority B	\$7,800	\$23,800	\$8,500	\$13,900
Priority C		\$1,100	\$6,400	
Total	\$10,900	\$30,600	\$17,300	\$38,600



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

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

DEPT. OF HOMELESS SERVICES - 071 LEXINGTON AVE. WOMEN'S SHELTER

Asset #: 1976

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
xterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$20,400	Α
Masonry: Brick	10%			LIFE	* *	5	\$2,300	Α
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location :							
-	Explanation	on : Stucc	o On Brick					
Windows	1000/			2020	ate ate	_	4. 700	
Aluminum	100%			2039	* *	5	\$1,500	A
Parapets	C00/			TIPP	* *	_	00.100	
Masonry: Brick	60%	NT.	¢2.100	LIFE	**	5	\$2,100	A
Metal Panel	5%	Now	\$3,100	2043		5	\$300	A
		_	ents, Extent : Seve At West Parapet	re, Area	Ајјестеа : 20%			
			a wesi Farapei tent : Severe, Area	Affaataa	1.200/			
	-		iem : Severe, Area It West Parapet	Ајјестес	1.20/0			
M. J. C. T.		Coping A	u wesi i arapei	2026	* *	7 10	Ф0.700	
Metal: Cage/Fence	35%			2036	* *	5-10	\$9,700	A
Roof	5%			2032	* *	10	\$200	٨
Asphalt Shingle IRMA/Protected	3% 85%			2032	* *	10	\$24,700	A A
Membrane	03%			2028		10	\$24,700	A
Membrane	Paver Block	k Rallast	Extent : Moderate,	Area Afi	fected · 100%			
	Location :			111 001 1199	. 10070			
Roll Roofing	10%			2022	\$12,900	5	\$4,800	A
terior	1070			2022	\$12,900		Ψ4,800	Λ
Floors								
Ceramic Tile	10%			2032	* *	5	\$3,000	С
Quarry Tile	5%			2036	* *	5	\$2,200	C
Vinyl Tile	85%			2023	\$239,100	3	\$9,500	C
Interior Walls					+,		+2,000	
Ceramic Tile	10%			2032	* *	5	\$3,500	С
Gypsum Board	85%			LIFE	* *	5	\$18,100	C
SGFT/Glazed Masonry	5%			LIFE	* *		•	C
Ceilings								
AcousTileSusp.Lay-In	100%			2021	\$197,200	5	\$29,700	В
	Staining/Di	scoloring,	Extent : Light, Are	ea Affect				
	Location:	Through	out					

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

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

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

DEPT. OF HOMELESS SERVICES - 071 LEXINGTON AVE. WOMEN'S SHELTER

Asset #: 1976

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•	•				•
Switchgear / Switchboard						
Molded Case Bkrs	100%	2033	* *	5	\$500	В
Raceway						
Conduit	95%	2033	* *	1		В
Conduit	5%	2043	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$500	В
Wiring	0.004	2022	de de			-
Thermoplastic	90%	2033	* *	1		В
Thermoplastic	10%	2043	* *	1		В
Motor Controllers	1000/	2020	* *	_	#100	ъ
Locally Mounted	100%	2028	* *	5	\$100	В
Grounding Davises						
Grounding Devices Generic	1000/	LIFE	* *	5	\$300	D
	100%	LIFE		5	\$300	В
Stand-by Power Transfer Switches						
Automatic	100%	2028	* *	1	\$6,200	В
Generators	10070	2020			ψ0,200	ъ
Diesel	100%	2026	* *	1	\$7,800	В
Diesei	Other Observation, Extens		cted : 100%	1	Ψ7,000	Ь
	Location : Outside					
	Explanation : Emergenc	y Generator Rated @ 6	60 Kw			
Batteries	1					
Lead/Acid	100%	2016	\$600	5	\$700	В
Fuel Storage						
Main Tank	100%	2038	* *	5	\$600	В
	Other Observation, Extens	t : Moderate, Area Affe	cted : 100%			
	Location: Outside					
	Explanation: 300 Gallo	ns Capacity				
Lighting						
Interior Lighting						
Fluorescent	75%	2023	\$123,200	10	\$13,600	В
	Other Observation, Extens		cted : 100%			
	Location: Throughout T					
	Explanation: T-12 Lam	•				
Fluorescent	20%	2023	\$32,900	10	\$3,600	В
	Other Observation, Extens		cted : 100%			
	Location : Throughout T					
	Explanation: T-8 Lamp	os .				
Incandescent	5%	2018	\$2,400	2		В
Egress Lighting						_
Emergency, Service	60%	2028	* *	1		В
Exit, Service	40%	2023	\$1,300	1		В
Exterior Lighting						
HID	100%	2023	\$800	10	\$100	В

Alarm

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

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

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

DEPT. OF HOMELESS SERVICES - 071 LEXINGTON AVE. WOMEN'S SHELTER

Asset #: 1976

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Marm						
Security System						
No Component	70%					D
Generic	30%	2028	* *	1	\$2,300	В
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Public Spaces Or	uly				
	Explanation: C C T V Surv	eillance Cameras				
Fire/Smoke Detection						
No Component	70%					D
Generic	30%	2023	\$71,100	1-3	\$3,700	В
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Hallways	•••				
	Explanation : Strobe Lights,	Manual Pull Station	ns. Smoke Detecto	ors And A	Marm Bells	

Mechanical	Current Re	pair Futu	re Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Fuel Oil No 2	100%	2033	* *	5	\$6,100	В
Conversion Equipment						
Hot Water Boiler	100%	2028		1	\$9,800	В
		ent : Light, Area Affected	d: 100%			
	Location: Basement I	Boiler Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2022	\$113,000	4	\$1,000	В
Terminal Devices						
Under Construction	100%					D
Air Conditioning						
Energy Source						
Electricity	100%	2031	* *	1		В
Conversion Equipment						
Window/Wall Unit	60%	2021	\$27,700	1		В
	Other Observation, Ext	ent : Light, Area Affected	d: 60%			
	Location: Basement					
	Explanation: Packag	e Unit Replacement Is In	n Progress			
No Component	40%					D
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$4,400	В
No Component	60%					D
Exhaust Fans						
Interior	30%	2023	\$7,500	2	\$200	В
Roof	15%	2023	\$2,700	2	\$100	В
No Component	55%		. ,		,	D
Plumbing No Component	33%					

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.

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

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

DEPT. OF HOMELESS SERVICES - 071 LEXINGTON AVE. WOMEN'S SHELTER

Asset #: 1976

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2033	* *	1		В
Water Heater						
Gas Fired	100%	2021	\$5,200	2	\$300	В
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Sewage Ejector(s)						
Electric	100%	2028	* *	4	\$2,000	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			C
	Other Observation, Extent : Lig	ht, Area Affected : 1009	%			
	Location : B, 1, 2, R					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2033	* *	1-2	\$5,600	В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : LINDEN FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL

Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 22,218 Project Type : HOMELESS SERVICES

Date of Survey : 20-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Mechanical		\$159,100
Total		\$159,100
Priority B		\$159,100
Total		\$159,100

	\$900	\$800
\$2,600	4000	¢የለስ
\$8,200	\$9,500	\$25,100
		\$15,900
\$10,900	\$10,400	\$41,800
\$3,900	\$3,900	\$3,900
\$2,400	\$4,000	\$2,400
\$1,900	\$1,600	\$15,500
\$2,600	\$900	\$4,200
		\$15,900
FY 2016	FY 2017	FY 2018
	FY 2016	FY 2016 FY 2017



Maintenance \$ are aggregated over a ten-year period. Site specific 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 FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL

Asset #: 1971

Architecture		Current F	Repair	Future Replacement		t Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls						_			
Masonry: Brick	95%		4.00	LIFE	* *	5	\$22,400	A	
		_	nt, Area Affected : 3 verdale Avenue	5% 					
Masonry: Limestone	5%			LIFE	* *	5	\$900	A	
Windows									
Aluminum			\$18,300 ent : Light, Area Af out	2039 fected : 1	**	5	\$1,900	A	
Parapets									
Masonry: Brick	90%	4+	\$3,300	LIFE	* *	5	\$1,000	A	
			: Moderate, Area . out Interior Face	Affected	: 15%				
Masonry: Limestone	5%			LIFE	* *	5	\$100	A	
Metal Rail	5%			2040	* *	5-10	\$1,000	A	
Roof									
Modified Bitumen	_		tent : Moderate, Ai out	2028 rea Affec	* * ted : 10%	10	\$15,900	A	
Skylight, Plastic	2%			2028	* *	1		A	
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$4,900	C	
Ceramic Tile	5%			2026	* *	5	\$1,100	C	
Quarry Tile	5%			2028	* *	5	\$1,700	C	
Terrazzo	5%			LIFE	* *	5	\$900	C	
Vinyl Tile	75%			2028	* *	3	\$6,200	C	
	-	ı Evident, E ı : Corridor	xtent : Moderate, A c(s)	Area Affe	cted : 100%				
Interior Walls									
Ceramic Tile	5%			2032	* *	5	\$1,800	C	
Concrete Masonry Unit	5%			LIFE	* *	5	\$700	C	
Masonry: Brick	10%			LIFE	* *			C	
Marble Panels	5%			LIFE	* *			C	
Plaster	75%			LIFE	* *	5	\$8,000	C	
Ceilings									
AcousTileSusp.Lay-In	30%			2028	* *	5	\$6,700	В	
Embossed Metal	5%			LIFE	* *	5	\$500	В	
Gypsum Board	15%			LIFE	* *	5	\$4,200	В	
Plaster	50%			LIFE	* *	5	\$6,900	В	

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

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site specific 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 FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL

Asset #: 1971

Electrical	Current Repair	Futur	Future Replacement		Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2033	* *	5	\$100	В			
	Other Observation, Extent : M	Ioderate, Area Affe	cted : 100%						
	Location: Electrical Room		_						
	Explanation: Two 200 Main	n Disconnect Switc	h						
Switchgear / Switchboard	1000/	2022	* *	~	Φ.ζ.Ο.Ο.	D			
Molded Case Bkrs	100%	2033	* *	5	\$500	В			
Raceway	000/	2022	Ф2 200	1		D			
Conduit	90%	2023	\$2,300	1		В			
Conduit	10%	2043	* *	1		В			
Panelboards	1.50/	2021	* *	=	¢100	D			
Fused Disc Sw	15%	2031 2031	* *	5	\$100	В			
Molded Case Bkrs	25%	2031	* *	5	\$100	В			
Molded Case Bkrs	10% 50%	2039		5	\$200	B B			
Molded Case Bkrs	30%	2022	\$5,600	5	\$200				
Wiring Thermoplastic	10%	2043	* *	1		В			
Thermoplastic	90%	2033	* *	1 1		В			
Motor Controllers	90%	2033		1					
Locally Mounted	100%	2028	* *	5	\$100	В			
Ground Cocarry Wounted	10070	2028			Ψ100				
Grounding Devices									
Generic General Genera	100%	LIFE	* *	5	\$300	В			
Lighting	100/0	En E			Ψ300				
Interior Lighting									
Fluorescent	5%	2028	* *	10	\$700	В			
	Other Observation, Extent : M		cted : 100%		4,77				
	Location: Throughout								
	Explanation: T-5 Lamps								
Fluorescent	95%	2028	* *	10	\$12,900	В			
110010000110	Other Observation, Extent : M		cted : 100%	10	Ψ1 2 ,> 00	2			
	Location: Throughout The								
	Explanation: T-8 Lamps	· ·							
Egress Lighting									
Emergency, Battery	50%	2023	\$3,100	10	\$1,800	В			
Exit, Service	50%	2023	\$1,200	1		В			
Exterior Lighting									
HID	100%	2023	\$700	10	\$100	В			
Alarm									
Security System									
No Component	30%					D			
Generic	70%	2028	* *	1	\$4,800	В			
Fire/Smoke Detection						_			
Generic	100%	2028	* *	1-3	\$11,200	В			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL

Asset #: 1971

Mechanical		Current Repair Future Replacemen			e Replacement	ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating				•				
Energy Source								
Electricity	5%			2053	* *	1		В
Natural Gas	95%			2043	* *	1		В
Conversion Equipment								
Radiant Heater	5%			2028	* *	2	\$300	В
			Extent : Light, Area	Affected	: 10%			
		: Various						
		tion : Multi	ple Units		de de			
Steam Boiler	95%			2036	**	1	\$14,000	В
			Extent : Light, Area	Affected	: 90%			
		ı : Basemen		D - :1				
Distribution	Ехріапа	non : 2 Nai	tural Gas Fired Ste	ат Воше	ers			
Distribution Steam Piping/Pump	100%			2033	* *	4	\$700	В
Terminal Devices	10070			2033			\$700	
Convector/Radiator	100%			2021	\$159,100	1	\$4,800	В
Convector/Radiator		led Life Ex	tent : Moderate, Ai			1	φ4,000	Б
		ı : Through		carijjee	. 100/0			
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2028	* *	2		В
Window/Wall Unit	30%			2021	\$10,400	1		В
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	5%			2028	* *	1	\$200	В
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,300	В
Exhaust Fans								
Roof	100%			2028	* *	2	\$500	В
Plumbing								
H/C Water Piping	1000/			2022	* *			TD.
Brass/Copper	100%			2033	* *	1		В
HW Heat Exchanger	1000/			20.42	* *	4	¢2.200	D
Low Temp	100%			2043	~ *	4	\$2,200	В
Sanitary Piping	1000/			LIDE	* *	1		D
Cast Iron	100%			LIFE	T T	1		В
Storm Drain Piping Cast Iron	1000/			LIDE	* *	1		В
	100%			LIFE		1		D
Fixtures Generic	100%							В
OCHCIIC	100%							и

Vertical Transport

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

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

Page: 158

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

Asset #: 1971

Mechanical	Current Repair	Future Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			C
	Other Observation, Extent: Moderate,	, Area Affected : 10	0%			
	Location: B - 2					
	Explanation: One Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2043	* *	1-2	\$4,200	В
	No Backflow Preventer, Extent: Light,	, Area Affected : 10	0%			
	Location: Basement					

Page: 159

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : MEN'S SHELTER-EAST 3RD STREET

Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 68,747 Project Type : HOMELESS SERVICES

Date of Survey : 19-Jul-2012 Landmark Status : NONE

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

Block : 458 Lot : 11 BIN : 1006546

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$208,900	\$116,800
Interior Architecture	\$444,400	\$673,700
Electrical		\$166,600
Mechanical	\$81,600	\$2,308,700
Total	\$734,900	\$3,265,700
Priority A	\$208,900	\$116,800
Priority B	\$526,000	\$2,512,000
Priority C		\$637,000
Total	\$734,900	\$3,265,700

Total	\$147,000	\$55,200	\$54,600	\$76,800
Priority C	\$38,800		\$12,700	
Priority B	\$68,200	\$43,600	\$41,900	\$76,700
Priority A	\$40,000	\$11,500		\$200
Total	\$147,000	\$55,200	\$54,600	\$76,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$28,700	\$10,600	\$13,200	\$38,200
Electrical	\$21,700	\$11,100	\$10,900	\$18,600
Interior Architecture	\$38,800	\$4,200	\$12,700	\$2,100
Exterior Architecture	\$40,000	\$11,500		\$200
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1956

Architecture	Current Rep	air	Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	•						•	
Exterior Walls	1.007		T TEE	ماد ماد	~	Φ54.200		
Cast Stone/Terra Cotta	10%	Φ200 000	LIFE	* *	5	\$54,300	A	
Masonry: Brick	90% Now	\$208,900	LIFE		5	\$62,500	A	
	Jnt Mortar Miss/Erod, E Location : Walls Facin			jeciea : 25%				
	Spalling, Extent: Moder							
	Location : Wall Facing							
	Worn/Eroded, Extent: N	-		20%				
	Location : Walls Facin			20/0				
Windows	Location : Waits I acti	ig Courtyara, Bi	икнеци					
Aluminum	95%		2045	* *	5	\$11,200	A	
Steel	5% 0-2	\$34,400	2048	* *	5	\$3,700	A	
	Corrosion/Rusting, Exte		Area Affect	ted : 25%		,		
	Location : Stairs							
	Deteriorated Finish, Ext	tent : Moderate,	Area Affe	cted : 50%				
	Location : Stairs							
	Thermally Inefficient, E.	xtent : Moderate	, Area Aff	ected : 50%				
	Location : Stairs							
Parapets	720/		LIDD	* *	_	¢2.100		
Masonry: Brick	73%		LIFE	* *	5	\$3,100	A	
Metal Panel Metal Rail	2% 25%		2043 2036	* *	5 5-10	\$300 \$19,000	A A	
Roof	2370		2030		3-10	\$19,000	A	
Cast in Place Concrete	3%		LIFE	* *			A	
Modified Bitumen	92%		2031	* *	10	\$21,800	A	
Skylight, Plastic	5%		2036	* *	1	, ,	A	
nterior								
Floors								
Cast in Place Concrete	10% Now	\$25,500	LIFE	* *	5	\$18,400	C	
	Cracking/Crumbling, Ex		, Area Aff	ected : 25%				
	Location : Storage Roo							
	Uneven Surface, Extent		a Affected	: 25%				
	Location : Storage Roo	om in Basement						
Ceramic Tile	5%	012.200	2032	* *	5	\$4,200	C	
Quarry Tile	5% Now	\$13,300	2028	**	5	\$3,100	C	
	Broken/Missing Element Location: Kitchen	ts, Extent : Moa	erate, Ared	a Affectea : 20%				
	Cracking/Crumbling, Ex	ctent : Severe. A	rea Affecte	ed : 20%				
	Location : Kitchen							
	Jnt Mortar Miss/Erod, E	Extent : Moderat	e, Area At	fected : 25%				
	Location : Kitchen		, J.	,				
Vinyl Tile	80%		2023	\$637,000	3	\$25,200	С	
Interior Walls								
Ceramic Tile	5%		2032	* *	5	\$4,400	C	
Gypsum Board	15%		LIFE	* *	5	\$8,000	C	
Plaster	80%		LIFE	* *	5	\$21,300	C	

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

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

Asset #: 1956

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	* *	5	\$8,400	В
AcousTileSusp.Lay-In	5%			2028	* *	5	\$4,200	В
Exposed Concrete	10%	Now	\$64,400	LIFE	* *	5	\$1,300	В
	Location Loose/Del	: Boiler R	, Extent : Moderate		•			
Exposed Struc: Steel	5%	Now	\$380,000	LIFE	* *			В
•	Location Corrosion	: Space Be /Rusting, E	ents, Extent : Seve Plow Ramp At West Extent : Severe, Ared Plow Ramp At West	Side a Affecte				
Plaster	70%			LIFE	* *	5	\$36,700	В

ectrical		Current Repair		Futur	e Replacement	M	aintenance	
stem Component Type		Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts	•							•
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5	\$300	В
			ıt : Moderate, A	Area Affe	cted : 100%			
	Location .	: Electrical Re	oom					
	Explanati	on : Main Ser	vice Switch Ra	ted @ 16	600 Amperes			
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$29,600	5	\$300	В
Raceway								
Conduit	90%			2023	\$5,800	1		В
Conduit	10%			2033	* *	1		В
Panelboards								
Fused Disc Sw	10%			2022	\$2,200	5	\$100	В
Molded Case Bkrs	70%			2022	\$15,700	5	\$1,000	В
Molded Case Bkrs	20%			2031	* *	5	\$300	В
Wiring								
Braided Cloth	10%	2-4	\$1,000	2048	* *	1		В
	Insulation A	Aged, Extent :	Moderate, Are	a Affecte	ed: 100%			
	Location :	Basement						
Thermoplastic	70%			2023	\$7,000	1		В
Thermoplastic	20%			2033	**	1		В
Motor Controllers	2070							
Locally Mounted	65%			2021	\$42,100	5	\$200	В
Locally Mounted	15%			2028	**	5	\$100	В
Locally Mounted	20%	0-2	\$13,000	2043	* *	5	4200	В
		~ =	: Moderate, Ai		ted : 100%	-		_
		: Basement						

Ground

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

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

Asset #: 1956

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground		•				
Grounding Devices						
Not Accessible	100%					D
Stand-by Power						
Transfer Switches	1000/	2021	Ф10.000		Φ1 7 , 400	TD.
Automatic	100%	2021	\$10,800	1	\$17,400	В
Generators	1000/	2010	¢72.000	1	¢21.000	D
Diesel	100%	2019	\$73,000	1	\$21,800	В
	Other Observation, Extent : Location : Mechanical Ro		естеа : 100%			
			200 V			
Batteries	Explanation : Emergency	Generator Katea @ 2	200 KW			
Lead/Acid	100%	2016	\$600	5	\$2,100	В
Fuel Storage	100/0	2010	Ψ000		\$2,100	ъ
Day Tank	50%	2022	\$2,300	5	\$5,200	В
Day Tank	Other Observation, Extent :			3	Ψ5,200	Ь
	Location : Sub Basement	moderate, med rijje	. 10070			
	Explanation : 50 Gallon T	Cank				
Main Tank	50%	2026	* *	5	\$800	В
Widiii Talik	Other Observation, Extent :		ected · 100%	3	φουσ	ъ
	Location : Sub Basement	1100001000, 11100 11990	. 100,0			
	Explanation : 275 Gallon	Tank				
Lighting	*					
Interior Lighting						
Fluorescent	99%	2031	* *	10	\$51,000	В
	Other Observation, Extent:	Moderate, Area Affe	ected : 100%			
	Location: Throughout Th	e Building				
	Explanation: T-8 Lamps					
Fluorescent	1%	2031	* *	10	\$500	В
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation: Compact Fl	uorescent Lamps				
Egress Lighting						
Emergency, Service	45%	2018	\$4,200	1		В
Emergency, Battery	5%	2018	\$1,200	10	\$700	В
Exit, Service	50%	2018	\$4,600	1		В
Exterior Lighting						
HID	100%	2023	\$2,300	10	\$200	В
Alarm						
Security System	=0					_
No Component	70%	• • •			* - * 0 -	D
Generic	30%	2031	* *	1	\$6,300	В
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Corridors	11				
	Explanation : Cctv Survei	uance Camera				

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

Asset #: 1956

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Alarm				
Fire/Smoke Detection				
Generic	100%	2031 **	1-3 \$34,700	В
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual I	Pull Station And Smoke Det	ectors	

Mechanical	Current Repa	r Futur	e Replacement	M	aintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Heating									
Energy Source	1000/	2033	* *	5	¢17.400	n			
Fuel Oil No 2	100%	2033		5	\$17,400	В			
Conversion Equipment Steam Boiler	100%	2021	\$309,800	1	\$55,600	В			
Steam Boner	Other Observation, Extent			1	\$33,000	ь			
	Location : Sub Basemen		. 100/0						
	Explanation: 3 Units - F		as Just Started						
Distribution	Explanation : 5 Ontis - P	tepiacemeni i rojeci ii	us Just Startea						
Steam Piping/Pump	100% Now	\$44,400 2033	* *	4	\$2,800	В			
Steam 1 Iping/1 amp	Corroded, Extent : Severe	' '		•	Ψ2,000	Ь			
	Location : Basement	, J,							
	Steam Traps Faulty. Exten	Steam Traps Faulty, Extent : Severe, Area Affected : 50%							
	Location : Throughout	, 33							
Terminal Devices									
Convector/Radiator	100%	2021	\$601,200	1	\$18,200	В			
Air Conditioning			, , , , , , , , , , , , , , , , , , , ,		, -,				
Energy Source									
Electricity	100%	2031	* *	1		В			
Conversion Equipment									
Int Pkg Unit -	15%	2021	\$190,200	2	\$500	В			
Heating/Cooling									
	R-22 Refrigerant, Extent:	${\it Light, Area Affected:}$	15%						
	Location: 4th Floor								
Window/Wall Unit	5%	2018	\$6,500	1		В			
No Component	80%					D			
Ventilation									
Distribution									
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$3,100	В			
No Component	90%					D			
Exhaust Fans									
Roof	10%	2018	\$5,100	2	\$200	В			
Wall Unit	15%	2023	\$14,400	2	\$300	В			
No Component	75%					D			
Plumbing									

Plumbing

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

Asset #: 1956

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2023	\$95,100	1		В
Galv Iron/Steel	50%	Now	\$4,800	2021	\$95,100	1		В
			evere, Area Affecte					
	Location	ı : Sub Bas	ement And Water M	lain				
HW Heat Exchanger								
Low Temp	100%			2023	\$19,800	4	\$8,300	В
Sanitary Piping								_
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	400				de de			_
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/		#10.200	2022	* *		4.200	-
Rigid Piping	100%	Now	\$10,300	2033		4	\$1,300	В
			Extent: Severe, Ar	ea Affeci	ted: 100%			
	Location	ı : Sub Bas	ement					
Fixtures	1000/							D
Generic	100%							В
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
Geared Traction		anuation I	Extent : Light, Area					C
			B, 1-6 (1) B, 1-6					
		tion : 3 Un	, ,	(1) S D,	. 1			
Fire Suppression	Блрини	won . 5 On						
Standpipe								
Generic	100%			2023	\$227,100	1-5	\$28,300	В
Sprinkler	13070				<i>\$22.,</i> 100		\$ 2 0,500	
Generic	100%	Now	\$37,200	2023	\$743,100	1-2	\$13,700	В
			evere, Area Affecte		Ψ,100		Ψ12,.00	-
		ı : Basemer						
Fire Pump								
Generic	100%	Now	\$2,400	2019	\$47,200	1	\$9,500	В
			evere, Area Áffecte		. ,		. ,	
		ı : Basemer						

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

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER

Address : 78 CATHERINE STREET

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 139,997 Project Type : HOMELESS SERVICES

Date of Survey : 19-Jul-2012 Landmark Status : NONE

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

Block : 111 Lot : 150 BIN : 1083359

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,477,100	\$185,700
Interior Architecture	\$532,300	\$538,800
Electrical		\$405,400
Mechanical	\$39,700	\$3,582,200
Total	\$2,049,100	\$4,712,100
Priority A	\$1,477,100	\$185,700
Priority B	\$39,700	\$4,089,000
Priority C	\$532,300	\$437,300
Total	\$2,049,100	\$4,712,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$11,200			\$28,900
Interior Architecture	\$54,300	\$8,100	\$4,700	\$41,100
Electrical	\$15,700	\$22,100	\$15,700	\$18,200
Mechanical	\$30,700	\$17,800	\$19,200	\$42,700
Total	\$111,800	\$48,100	\$39,600	\$130,800
Priority A	\$11,200			\$28,900
Priority B	\$74,100	\$39,900	\$34,900	\$73,000
Priority C	\$26,500	\$8,100	\$4,700	\$28,900
Total	\$111.800	\$48,100	\$39,600	\$130,800



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

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

Asset #: 1954

rchitecture	Current Repair		Future Replacement		Maintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
terior	•							•	
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$92,900	A	
Masonry: Brick	78%			LIFE	* *	5	\$92,800	A	
		pair Evider 1 : Courtyar	nt, Extent : Light, A rd	rea Affe	cted : 25%				
Masonry: Granite	2%			LIFE	* *	5	\$1,800	A	
Masonry: Limestone	5%		\$74,300	LIFE	* *	5	\$4,500	Α	
	_	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%							
		Location : North Facade							
			derate, Area Affect	ed : 10%	6				
		ı : North Fa	acade						
Metal Panel	5%			2043	* *	5-10	\$40,900	A	
Windows	# #o.		44.244.200	2040	de de	_	#12.2 00		
Aluminum	55%		\$1,261,300	2048	**	5	\$13,200	A	
			ct, Extent : Modera	ite, Area	Affected: 50%				
		i : Through			A.CC . 1 500/				
		ss Fastener. 1 : Through	s, Extent : Moderat	e, Area I	Ајјества : 50%				
		_	oui , Extent : Moderate	AnaaA	ffeeted , 500/				
	-	i : Through		, лгеи д	jjeciea . 5070				
A 1,,,,,,	40%			2048	* *	5	¢10,100	A	
Aluminum		nlace Evide	ent, Extent : Light,			3	\$19,100	A	
	-	piace Eviae i : Courtyai	_	агеи Ауу	естей . 100/0				
Metal Clad	5%	-	\$141,500	2048	* *	5	\$7,500	A	
Metal Clad			3141,300 nt : Moderate, Area			3	\$7,500	A	
	=	ı : Boiler R		Пуссие	1. 100/0				
			ts, Extent : Modera	ite Area	Affected · 25%				
	-	ı : Boiler R		110, 111 001	11,1000000 . 2570				
			ients, Extent : Mod	erate. Ar	ea Affected : 25%				
		ı : Boiler R		,	<i>33</i> · · · · · · · · · · · · · · · · · ·				
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$4,500	A	
		place Evide	ent, Extent : Light,		ected : 100%				
	Location	: Coping							
Masonry: Brick	50%			LIFE	* *	5	\$2,900	A	
Masonry: Brick	30%			LIFE	* *	5	\$1,800	A	
3			ent, Extent : Light,		ected : 100%	-	, ,,,,,		
		ı : Courtyaı	_	30					

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

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

Asset #: 1954

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior Roof							
Built-Up (BUR)	40% Now Drains Clogged, Ext. Location: North A. Ponding, Extent: Se Location: North A.	nd South Sections vere, Area Affected		* * d : 25%			A
Copper/Terne	5%		2038	* *	10	\$8,200	A
Modified Bitumen	40% Recent Replace Evid Location : Courtya		2031 Area Affe	* * ected : 100%	10	\$26,100	A
Slate	15%		LIFE	* *			A
Interior Floors							
Cast in Place Concrete	10% Now Cracking/Crumbling Location: Boiler R Water Penetration, E Location: Boiler R	Room Extent : Severe, Ared			5	\$35,500	С
Ceramic Tile	10%		2026	* *	5	\$16,200	С
Mosaic Tile	2% Now Broken/Missing Elen Location: At Main Cracking/Crumbling Location: At Main	Entrance , Extent : Moderate			5	\$4,100	С
Terrazzo	5%		LIFE	* *	5	\$6,300	С
Vinyl Tile	30% Now Broken/Missing Elen Location: Rooms 3 Cracking/Crumbling Location: Rooms 3	341, 344, 345 , Extent : Moderate			3	\$18,300	С
	Other Observation, E Location: Stair La Explanation: 9x9 T	Extent : Moderate, A ndings	Area Affe	cted : 10%			
Vinyl Tile	23%		2023	\$353,900	3	\$14,000	С
Wood	15%		2038	* *	5	\$45,600	C
Wood	5% Now Deflection Evident, E Location : Old Aua Deteriorated Finish, Location : Old Aua	litorium Extent : Severe, Ar			5	\$7,600	С
	Split/Cracked, Exten Location : Old Aud		Affected .	: 25%			

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

Asset #: 1954

Architecture		Current F	Repair Future Replace		e Replacement	ement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	10% Cracking/ Location	_	\$85,200 Extent : Moderate	2026 , Area Aj	* * ffected : 20%	5	\$7,300	С
	Jnt Morta Location		d, Extent : Moderat	te, Area A	Affected : 25%			
Gypsum Board	55%			LIFE	* *	5	\$48,000	С
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%			LIFE	* *			C C
Plaster	20%			LIFE	* *	5	\$8,700	C
Plaster	5%	Now	\$26,500	LIFE	* *	5	\$2,200	C
	Location Water Pen	: Old Aud	xtent : Severe, Ared					
Ceilings								
AcousTile,Adhered	10%			2028	* *	5	\$16,200	В
AcousTileSusp.Lay-In	5%			2028	* *	5	\$8,100	В
Exposed Concrete	5%			LIFE	* *	5	\$1,300	В
Gypsum Board	25%			LIFE	* *	5	\$50,700	В
Masonry: Vault Struct	5%			LIFE	* *			В
Plaster	45%			LIFE	* *	5	\$45,600	В
Plaster	Location	: Old Aud				5	\$5,100	В
		etration, E : Old Aud	xtent : Severe, Ared itorium	a Affecte	d : 20%			

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2033	* *	5	\$500	В
	Other Observation, Extent : M	Ioderate, Area Affected : 1	00%			
	Location: Electrical Room					
	Explanation : Main Service	Switch Rated @ 800 Ampe	res			
Switchgear / Switchboard						
Fused Disc Sw	100%	2033	* *	5	\$500	В
Raceway						
Conduit	100%	2033	* *	1		В
Panelboards						
Fused Disc Sw	5%	2031	* *	5	\$100	В
Molded Case Bkrs	95%	2031	* *	5	\$2,900	В
Wiring						
Thermoplastic	100%	2033	* *	1		В

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

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

Asset #: 1954

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
Jnder 600 Volts	•					•	
Motor Controllers							
Locally Mounted	90%	2028	* *	5	\$700	В	
Locally Mounted	10%	2021	\$3,000	5	\$100	В	
Ground							
Grounding Devices	400-1			_	4. - 00	_	
Generic	100%	LIFE	* *	5	\$1,700	В	
tand-by Power							
Transfer Switches	400-1		de de		*** ***	_	
Automatic	100%	2028	* *	1	\$35,400	В	
Generators	1000/	2026	de de				
Diesel	100%	2026	**	1	\$44,400	В	
	Other Observation, Extent: Mod	aerate, Area Affec	rtea : 100%				
	Location: Generator Room	a .					
Dattacia	Explanation: 120 Kw Kohler	Genset					
Batteries	1000/	2016	\$600	_	\$4.200	D	
Lead/Acid	100%	2016	\$600	5	\$4,200	В	
Fuel Storage Main Tank	100%	2038	* *	5	\$2.200	В	
Main Tank	Other Observation, Extent : Mo			5	\$3,200	Б	
	Location : Basement	иетине, Атей Ајјес	nea . 10070				
	Explanation : No Nameplate R	Patina Canacity					
Lighting	Explanation . 110 Interneptate 10	airing Capacity					
Interior Lighting							
Fluorescent	100%	2023	\$261,200	10	\$99,500	В	
Tidorescent	Other Observation, Extent : Mod			10	Ψ>>,500	D	
	Location: Throughout The Bu						
	Explanation : T-8 Lamps	· ·					
Egress Lighting							
Exit, Service	50%	2023	\$8,900	1		В	
Exit, Battery	50%	2023	\$44,700	10	\$3,700	В	
Exterior Lighting			· · · · · · · · · · · · · · · · · · ·		· · · · ·		
HID	100%	2023	\$4,700	10	\$400	В	
Alarm			•				
Security System							
No Component	70%					D	
Generic	30%	2028	* *	1	\$12,900	В	
	Other Observation, Extent: Mod	derate, Area Affed	eted : 100%				
	Location: Corridor And Outside						
	Explanation: C C T V Survei	llance Cameras					
Fire/Smoke Detection							
Generic	100%	2028	* *	1-3	\$70,700	В	
	Other Observation, Extent: Mod		eted : 100%				
	Location : Throughout The Bu	ilding					
	Explanation: Strobe Lights, M.	Ianual Pull Statio	n And Strobe Ligh	its			

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

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

Asset #: 1954

Mechanical		Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2043	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2040	* *	1	\$107,500	В
		ervation, Extent : Light, Are	ea Affected :	100%			
		: Basement Boiler Room					
	Explana	tion : 3 Boilers					
Distribution							
Steam Piping/Pump	100%		2023	\$858,800	4	\$8,000	В
Terminal Devices							
Convector/Radiator	95%		2021	\$1,103,700	1	\$33,300	В
Unit Heater-Stm/HW	5%		2018	\$39,700	4	\$500	В
Air Conditioning							
Energy Source							
Electricity	100%		2031	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2018	\$25,300	1		В
No Component	90%						D
Ventilation							
Distribution							
Ductwork/Diffusers	5%		LIFE	* *	2-5	\$3,000	В
No Component	95%						D
Exhaust Fans							
Roof	5%		2028	* *	2	\$200	В
No Component	95%						D
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2033	* *	1		В
Galv Iron/Steel	50%	0-2 \$9,200	2021	\$183,700	1		В
	Corroded,	Extent : Moderate, Area Afj	fected : 15%	ó			
	Location	: Basement					
Water Heater							
Gas Fired	100%		2022	\$28,600	2	\$1,600	В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2028	* *	4	\$2,000	В
Backflow Preventer						· · ·	
Generic	100%		2023	\$11,900	1	\$6,700	В
Fixtures				. ,- ,-		1 - 7	
Generic	100%						В
Fire Suppression	10070						
Sprinkler							
Generic	100%		2023	\$1,436,100	1-2	\$30,400	В
	10070			Ψ1,.20,100		φ20,100	

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

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

Page: 171

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : MIRACLE MAKERS - SRO

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Dec-2012 Landmark Status : NONE

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

Block : 1472 Lot : 1 BIN : 3319475

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$110,000	\$132,100
Interior Architecture	\$68,200	
Electrical		\$708,600
Mechanical		\$45,700
Total	\$178,200	\$886,400
Priority A	\$110,000	\$132,100
Priority B	\$68,200	\$754,300
Total	\$178,200	\$886,400

Total	\$200,900	\$24,400	\$35,100	\$26,400
Priority C	\$76,400		\$9,200	\$3,700
Priority B	\$97,900	\$24,400	\$25,900	\$22,700
Priority A	\$26,600			
Total	\$200,900	\$24,400	\$35,100	\$26,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Mechanical	\$29,400	\$9,700	\$9,700	\$7,100
Electrical	\$36,600	\$6,800	\$8,400	\$7,800
Interior Architecture	\$100,400		\$9,200	\$3,700
Exterior Architecture	\$26,600			
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 51

System Component Type	% of	Fail Data						
- J P V	Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$114,400	Α
Window Wall	15%			2044	* *	5	\$37,900	A
Windows								
Aluminum	100%			2040	* *	5	\$4,500	A
Parapets								
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$13,100	A
Masonry: Brick	45%			LIFE	* *	5-10	\$16,300	A
Metal Panel	10%			2044	* *	5	\$2,100	A
Roof								
IRMA/Protected Membrane	15%			2024	\$74,900	10	\$6,500	A
		ck Ballast, 1 : Over 4th	Extent : Moderate, Floor	Area Afj	fected : 100%			
	Location	: Over 4th	\$52,800 Extent : Moderate Floor ent, Extent : Light, A	•				A
	Water Pen		out xtent : Moderate, A Floor Near Elevat	00	cted : 10%			
Interior								
Floors	5%			2020	\$21.600	2	\$7,300	C
Carpet Cast in Place Concrete	15%			LIFE	\$21,000 **	3 5	\$48,200	C
Ceramic Tile	15% 5%			2033	* *	5	\$3,700	C
Quarry Tile	5% 5%			2033	* *	5	\$5,700 \$5,500	C
Vinyl Tile	70%			2029	* *	3	\$19,300	C
Interior Walls	70%			2029		3	\$19,300	С
Concrete Masonry Unit	70%			LIFE	* *	5	\$49,100	C
Glass: Single Pane	10%			LIFE	* *	5 5	\$13,200	C
	20%			LIFE	* *	5 5-10	\$13,200	C
Gypsum Board Ceilings	20%			LIFE		3-10	\$49,800	
Exposed Concrete	85%			LIFE	* *	5 10	\$78,000	В
	15%			LIFE	* *	5-10 5-10	\$78,000	В
Gypsum Board		etration F	xtent : Moderate, A			3-10	\$37,800	Д
			xieni . Moderdie, A r Near Elevator	пен пује	иси . 10/0			

Electrical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

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

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

Asset #: 51

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, E. Location : Electrica	l Room			5	\$200	В
G : 1 /G : 11 1	Explanation : 2- Ma	in Service Switche	s Rated	@ 800 Amperes Ed	ıch		
Switchgear / Switchboard Fused Disc Sw	100%		2034	* *	5	\$200	В
Raceway Conduit	100%		2034	* *	1		В
Panelboards Molded Case Bkrs	100%		2032	* *	5	\$1,300	В
Wiring Thermoplastic	100%		2034	* *	1		В
Motor Controllers Locally Mounted	100%		2029	* *	5	\$300	В
Ground Grounding Devices Generic	100%		LIFE	* *	5	\$1,500	В
Stand-by Power Transfer Switches Automatic	100%		2029	* *	1	\$15,400	В
Generators Diesel	100% Other Observation, E. Location : Generato	r Room	2027 Area Affe		1	\$19,300	В
Detterior	Explanation : Emerg	gency Genset Rate	d @ 100	Kw			
Batteries Lead/Acid	100%		2017	\$600	5	\$1,800	В
Fuel Storage Main Tank	100% Other Observation, E. Location : Generato		2039 Area Affe	* * cted : 100%	5	\$1,500	В
I inhiinn	Explanation : No Ra	ting Capacity Ava	ilable				
Lighting Interior Lighting Fluorescent	60% Other Observation, E. Location : Througho Explanation : T-12 I	out The Building	2019 Area Affe	\$70,900 cted : 100%	10	\$27,000	В
Fluorescent	40% Other Observation, E. Location: Througho Explanation: T-8 Lo	xtent : Moderate, A out The Building	2029 Area Affe	* * cted : 100%	10	\$18,000	В
Egress Lighting	1	*					
Emergency, Service Exit, Service	50% 50%		2024 2024	\$4,000 \$4,000	1 1		B B

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

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

Asset #: 51

Electrical	Current Repair	Future	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Lighting							
Exterior Lighting							
HID	100%	2019	\$2,000	10	\$200	В	
Lightning Protection				•			
Arresters/Cabling							
Generic	100%	2027	* *	5	\$500	В	
Alarm							
Security System							
No Component	70%					D	
Generic	30%	2024	\$51,400	1	\$5,600	В	
	Other Observation, Extent : M	oderate, Area Affect	ted : 100%				
	Location: Hallways						
<u> </u>	Explanation: CCTV Surve	eillance Camera Sys	tem				
Fire/Smoke Detection				•			
Generic	100%	2024	\$586,300	1-3	\$31,700	В	
		Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building					
	Explanation : Manual Pull S	tation, Alarm Bells,	Smoke Detectors,	, Strobe	Lights And Horns		

Mechanical	Current Re	pair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		В
Conversion Equipment							
Furnace	10%		2029	* *	1	\$2,400	В
	Other Observation, Ex Location: Roof Explanation: 4 Units	-	Affected	: 100%			
Hot Water Boiler	90% Now Corroded, Extent : Mo Location : Both Boile	\$2,300 derate, Area Affec	2037 cted : 2%	**	1	\$19,700	В
	Other Observation, Ex Location : Basement Explanation : 2 Units	Boiler Room	Affected	: 100%			
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$3,600	В
Terminal Devices Convector/Radiator	100%		2037	* *	1	\$15,900	В
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В

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

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

Asset #: 51

Mechanical		Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								_
Ext Pkg Unit - Cooling	5%			2029	* *	2	\$200	В
			Extent : Light, Area	Affected :	5%			
		i : 1st Floo						
		tion : For I	Elevator Machinery					
Window/Wall Unit	40%			2022	\$45,700	1		В
No Component	55%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,300	В
Exhaust Fans								
Roof	100%			2032	* *	2	\$1,500	В
Plumbing								
H/C Water Piping				• • • • •				_
Brass/Copper	90%		\$7,500	2044	* *	1		В
			: Moderate, Area A	Affected : 3	5%			
	Location	: Booster	Ритр					
Galv Iron/Steel	10%			2037	* *	1		В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	В
Backflow Preventer								
Generic	100%			2029	* *	1	\$3,000	В
Fixtures								
Generic	100%							В
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			Extent : Light, Area	Affected :	100%			
	Location							
	Explana	tion : Two	Units					
Fire Suppression								
Sprinkler							.	_
Generic	100%			2044	* *	1-2	\$13,800	В
Chemical System								_
No Component	80%							D
Generic	20%			2022	\$4,900	1-3	\$8,300	В
			Extent : Light, Area	Affected :	100%			
		ı : Through						
	Explana	tion : Fire	Extinguishers					

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

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

Page: 176

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : MOUNT EDEN SRO

Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0054.000 / 50 Yr Built/Renovated : 1991 /

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES

Date of Survey : 21-Dec-2012 Landmark Status : NONE

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

Block : 2865 Lot : 49 BIN : 2090448

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$343,000	\$67,300
Interior Architecture	\$115,500	\$630,200
Electrical		\$383,800
Mechanical		\$85,300
Total	\$458,500	\$1,166,500
Priority A	\$343,000	\$67,300
Priority B	\$115,500	\$469,100
Priority C		\$630,200
Total	\$458,500	\$1,166,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$27,300			
Interior Architecture	\$60,500			\$10,300
Electrical	\$8,600	\$4,800	\$10,900	\$5,100
Mechanical	\$34,800	\$10,000	\$11,700	\$10,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$141,100	\$24,600	\$32,500	\$36,000
Priority A	\$27,300			
Priority B	\$53,300	\$24,600	\$32,500	\$25,800
Priority C	\$60,500			\$10,300
Total	\$141,100	\$24,600	\$32,500	\$36,000



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

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

Asset #:50

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$134,500	A
Window Wall	10%			2044	* *	5	\$28,000	A
Windows								
Aluminum	100%			2040	* *	5	\$5,000	A
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	\$29,000	A
Metal Panel	10%			2044	* *	5	\$1,800	A
Roof								
Modified Bitumen	100%	Now	\$275,800	2034	* *			A
	_	-	Severe, Area Affec	ted : 40%	%			
	Location	i : Through	out					
			ere, Area Affected :	30%				
	Location	i : Through	out					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 209	%		
	Location	ı : Through	out					
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$34,200	C
Ceramic Tile	5%			2033	* *	5	\$3,900	C
Vinyl Tile	85%			2024	\$630,200	3	\$33,200	C
Interior Walls								
Concrete Masonry Unit	30%			LIFE	* *	5	\$22,400	C
·		etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Bulkhea	ds					
Glass: Single Pane	10%			LIFE	* *	5	\$14,000	С
Masonry: Brick	60%			LIFE	* *	10	\$16,800	C
Ceilings	3370			2 2		10	Ψ10,000	
Exposed Concrete	65%			LIFE	* *	5-10	\$63,500	В
Gypsum Board	35%			LIFE	* *	5-10	\$94,100	В
Oypsum Domu	33/0			LILE		3-10	Ψ/Τ,100	ט

ectrical	Current Repair	Current Repair Future R		Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2034	* *	5	\$200	В
	Other Observation, Extent : Mode	rate, Area Affecte	d: 100%			
	Location : Electrical Room					
	Explanation: Two 1800 Amps N	Aain Disconnect S	witch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2034	* *	5	\$200	В
Raceway						
Conduit	100%	2034	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2032	* *	5	\$1,400	В

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

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

Asset #:50

Electrical	Current Repair	Future	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•					•	
Wiring							
Thermoplastic	100%	2044	* *	1		В	
Motor Controllers							
Locally Mounted	100%	2029	* *	5	\$400	В	
Ground							
Grounding Devices	1000/	LIE	ale ale	_	Φ1 c 00	ъ	
Generic	100%	LIFE	* *	5	\$1,600	В	
	Other Observation, Extent: Light, Area Affected: 50%						
	Location: At Water Main						
Cton d has Donner	Explanation: Corrosion						
Stand-by Power Transfer Switches							
Automatic	100%	2029	* *	1	\$16,400	В	
Generators	100/0	2027		1	Ψ10,+00	D	
Diesel	100%	2027	* *	1	\$20,600	В	
Dieser	Other Observation, Extent : Moder		ed : 100%	1	Ψ20,000	D	
	Location : Generator Room						
	Explanation : One 125 Kva D M	T Genset					
Batteries	2.47.0	- Conser					
Lead/Acid	100%	2017	\$600	5	\$2,000	В	
Fuel Storage					1 ,		
Day Tank	100%	2032	* *	5	\$9,700	В	
•	Other Observation, Extent : Moder	ate, Area Affect	ed : 100%		. ,		
	Location: Basement						
	Explanation : One 250 Gallon Ta	nk					
Lighting							
Interior Lighting							
Fluorescent	95%	2024	\$119,600	10	\$45,500	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Throughout						
	Explanation: T-12 Lamps						
Incandescent	5%	2024	\$6,300	2	\$100	В	
Egress Lighting							
Exit, Service	50%	2019	\$4,300	1		В	
Exit, Battery	50%	2019	\$21,600	10	\$1,800	В	
Exterior Lighting							
HID	100%	2024	\$2,200	10	\$200	В	
Lightning Protection							
Arresters/Cabling							
Generic	100%	2039	* *	5	\$400	В	
Alarm							
Fire/Smoke Detection							
No Component	65%					D	
Generic	35%	2024	\$218,700	1-3	\$11,800	В	

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

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

Asset #:50

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source	1000/			2011	* *			ъ
Natural Gas	100%			2044	* *	1		В
Conversion Equipment Hot Water Boiler	100% Malfunctio	Now oning, Exte	\$2,700 nt : Moderate, Area	2029 a Affected	* * d : 10%	1	\$23,300	В
	-	-	embly Is Needed Fo					
		ervation, E : Basemer	Extent : Light, Area nt	Affected	: 100%			
	Explana	tion : 2 Un	its					
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$3,900	В
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$16,900	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	30%	0-2	\$4,100	2032	* *	2	\$800	В
			t : Severe, Area Aff	ected : 1	00%			
	Location	: 4 Units C	On Roof					
Window/Wall Unit	70%			2019	\$85,300	1		В
Ventilation					·			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,100	В
Exhaust Fans								
Roof	100%			2029	* *	2	\$1,600	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,500	2037	* *	1		В
			loderate, Area Affe	cted : 5%	ó			
	Location	: Booster	Pump					
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$5,200	В
			Extent : Light, Area	Affected	: 100%			
		: Basemer						
	Explana	tion : Heat	Exchanger Built In	to Boiler	•			
Sanitary Piping								_
Cast Iron	100%	Now	\$2,600	LIFE	* *	1		В
	_		Extent : Severe, Are	a Affecte	ed: 10%			
	Location	: 1st Floo	r Hallways					
Storm Drain Piping	400.					_		-
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	,					_		_
Rigid Piping	100%			2024	\$10,300	4	\$2,000	В
Sewage Ejector(s)				005-	_		** = = :	_
Electric	100%			2029	* *	4	\$1,300	В

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

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

Asset #:50

Mechanical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing								
Backflow Preventer								
Generic	100%	2032	* *	1	\$3,200	В		
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *			C		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: B-5							
	Explanation: 2 Units - Operation	ı Control Pane	el Malfunctioning					
Fire Suppression								
Sprinkler								
Generic	100%	2044	* *	1-2	\$14,700	В		
Chemical System								
Wet	10%	2022	\$2,600	1-3	\$4,700	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Kitchen Hood							
	Explanation: Ansul 102							
No Component	70%					D		
Generic	20%	2019	\$4,900	1-3	\$9,000	В		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation: Fire Extinguishers							

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : NELSON AVE FAMILY RESIDENCE

Address : 1605 NELSON AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 103,796 Project Type : HOMELESS SERVICES

Date of Survey : 22-Sep-2009 Landmark Status : NONE

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

Block : 2876 Lot : 55 BIN : 2008816

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$91,000	\$433,300
Interior Architecture	\$53,600	\$501,300
Electrical		\$254,200
Mechanical		\$119,600
Total	\$144,600	\$1,308,400
Priority A	\$91,000	\$433,300
Priority B		\$492,900
Priority C	\$53,600	\$382,100
Total	\$144,600	\$1,308,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,800		\$14,600	
Interior Architecture	\$24,100		\$3,200	\$3,200
Electrical		\$400	\$800	
Mechanical	\$25,700	\$22,100	\$30,200	\$12,900
Total	\$67,600	\$22,500	\$48,800	\$16,100
Priority A	\$17,800		\$14,600	
Priority B	\$25,700	\$22,500	\$31,000	\$12,900
Priority C	\$24,100		\$3,200	\$3,200
Total	\$67,600	\$22,500	\$48,800	\$16,100



Maintenance \$ are aggregated over a ten-year period. Site specific 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		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	7 0/ N T	¢10.000	LIEE	* *	~	Φ.C. 7.0.0	
Masonry: Brick	5% Now Cracking/Crumbling, Location: Courtya. Other Observation, E Location: Court Ya	rd At East Facade, Extent : Moderate, A	South Fa	icade	5	\$6,500	A
	Explanation: Wall	Is Covered With St	ucco Cen	nent			
Masonry: Brick	90%		LIFE	* *	5	\$117,500	A
Masonry: Limestone	5%		LIFE	* *	5	\$4,900	A
Windows						1 /2	
Aluminum	95%		2037	* *	5	\$29,200	A
Metal Clad	5% 2-4	\$91,000	2046	* *	5	\$4,800	A
	Location: Stairs Deteriorated Finish, Location: Stairs Thermally Inefficient Location: Stairs						
Parapets							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Coping Open Joints, Extent: Location: Coping				5	\$3,600	A
Masonry: Brick	90% Other Observation, E Location: Interior Explanation: Stuce	Face	LIFE Area Affe	* * cted : 25%	5	\$8,300	A
Masonry: Limestone	5% Now	\$2,800	LIFE	* *	5	\$600	A
Wasoniy. Emicstone	Jnt Mortar Miss/Erod Location : Coping				3	\$000	Α
Roof							
Modified Bitumen	95%		2021	\$271,500	10	\$37,700	A
Skylight, Metal/Glass	5%		2041	* *	10	\$6,600	A
nterior							
Floors	~ 0.		2020	*** ***	-	*~ ~ ~-	~
Carpet	5%		2020	\$37,400	3	\$9,500	C
Cast in Place Concrete	5%		LIFE	* *	5	\$13,900	C
Ceramic Tile	10%		2030	* *	5	\$12,700	C
Quarry Tile	15%		2034	* *	5	\$28,600	C
Vinyl Tile	20%		2021	\$241,000	3	\$12,700	C
Wood	45%		2036	* *	5	\$107,200	C

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior			_					
Interior Walls								
Ceramic Tile	10%			2030	* *	5	\$29,200	C
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	C
Gypsum Board	50%			LIFE	* *	5	\$87,500	C
Masonry: Fieldstone	10%			LIFE	* *			C
Plaster	20%			LIFE	* *	5	\$17,500	C
Ceilings		•	•		•			
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	75%			LIFE	* *	5	\$119,200	В
Plaster	20%			LIFE	* *	5	\$15,900	В

Electrical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2041	* *	5	\$400	В	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation : Main Service Switch R	ated @ 80	00 Amperes				
Switchgear / Switchboard							
Fused Disc Sw	100%	2041	* *	5	\$400	В	
Raceway							
Conduit	100%	2041	* *	1		В	
Panelboards							
Molded Case Bkrs	70%	2037	* *	5	\$1,600	В	
Molded Case Bkrs	30%	2029	* *	5	\$700	В	
Wiring							
Thermoplastic	100%	2041	* *	1		В	
Motor Controllers							
Locally Mounted	100%	2034	* *	5	\$600	В	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,300	В	
Lighting							
Interior Lighting							
Fluorescent	90%	2021	\$184,100	10	\$70,100	В	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%				
	Location : Throughout The Building						
	Explanation: Lamp T-12, Cfl						
HID	5%	2021	\$1,700	10	\$100	В	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Backyard						
	Explanation : Metal Halide						
Incandescent	5%	2021	\$10,200	2	\$100	В	

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

Electrical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	50%		2021	\$7,000	1		В
Exit, Service	50%		2021	\$7,000	1		В

Mechanical		Current Repair Future Replacement		e Replacement	M		
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating			•				
Energy Source							
Natural Gas	100%		2041	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2038	* *	1	\$84,200	В
		rvation, Extent : Light, Area	Affected	: 100%			
		: Boiler Room					
	Explanati	on: 1 Unit					
Distribution	1000/		2021	de de		Φ	
Steam Piping/Pump	100%		2031	* *	4	\$6,300	В
Terminal Devices	1000/		2024	* *	1	07.700	D
Convector/Radiator	100%		2034	* *	1	\$27,500	В
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		В
Conversion Equipment	100%		2037		1		Б
Int Pkg Unit - Cooling	5%		2019	\$62,000	2	\$300	В
Window/Wall Unit	5% 5%		2019	\$9,900	1	φ300	В
No Component	90%		2010	Ψ2,200	1		D
Heat Rejection	7070						
Remote Air Cond	100%		2021	\$57,500	2	\$59,200	В
Ventilation	10070			457,600	_	407,200	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$47,400	В
Exhaust Fans						•	
Roof	100%		2026	* *	2	\$2,600	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2034	* *	1		В
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)				_			_
Rigid Piping	100%	T	2026	* *	4	\$1,300	В
	_	Extent : Moderate, Area Affe	cted : 509	% 0			
D 10 D	Location :	: Basement					
Backflow Preventer	1000/		2021	* *	1	\$5.000	D
Generic	100%		2031	* *	1	\$5,200	В

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Mechanical	Curre	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
Fixtures							
Generic	100%						В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : NEW PROVIDENCE
Address : 215 EAST 45TH STREET

Borough : MANHATTAN Agency's Number : WYYY
Program / Asset # : DHS0070.000 / 4442 Yr Built/Renovated : 1948 / 2007

Area Sq Ft : 42,000 Project Type : HOMELESS SERVICES

Date of Survey : 16-Sep-2009 Landmark Status : NONE

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

Block : 1319 Lot : 8 BIN : 1071616

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$220,700	\$93,000
Interior Architecture	\$171,200	\$119,800
Mechanical		\$88,500
Total	\$391,900	\$301,300
Priority A	\$220,700	\$93,000
Priority B		\$88,500
Priority C	\$171,200	\$119,800
Total	\$391,900	\$301,300

Total	\$70,400	\$69,300	\$102,000	\$20,800
Priority C	\$23,900		\$80,600	\$3,200
Priority B	\$17,600	\$67,900	\$19,900	\$17,700
Priority A	\$28,900	\$1,400	\$1,600	
Total	\$70,400	\$69,300	\$102,000	\$20,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$5,800	\$5,100	\$7,600	\$5,800
Electrical		\$30,700	\$500	
Interior Architecture	\$23,900	\$20,200	\$80,600	\$3,200
Exterior Architecture	\$28,900	\$1,400	\$1,600	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4442

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
xterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	* *	5	\$42,200	A	
Masonry: Brick	10%		\$16,600	LIFE	* *	5	\$5,000	A	
	_		, Extent : Moderate		ffected : 10%				
	Location	ı : Columns	s At Two Story Wing	3					
Masonry: Limestone	5%			LIFE	* *	5	\$1,900	A	
Windows									
Aluminum	95%			2037	* *	5	\$3,200	A	
Steel	5%	0-2	\$9,700	2046	* *	5	\$1,000	A	
	Deteriora	ted Finish,	Extent : Moderate,	Area Afj	fected : 50%				
	Location	ı : Stairs							
	Thermally	Inefficient	, Extent : Moderate	, Area A	ffected : 50%				
	Location	ı : Stairs							
Parapets									
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	* *	5	\$1,000	A	
	Open Join	its, Extent :	Moderate, Area Af	fected : .	50%				
	Location	ı : Coping 1	At North Parapet O	f Six Sto	ry Wing				
Masonry: Brick	70%	Now	\$121,400	LIFE	* *	5	\$1,800	A	
112450111) 1 211011	Diagonal Cracks, Extent: Severe, Area Affected: 15%								
	Location: Six Story Wing								
	Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 50%								
		ı : Six Story		,	33				
		-	Extent : Severe, Ar	ea Affect	red : 50%				
	_		out South Facade (
Masonry: Brick	15%			LIFE	**	5	\$400	A	
Metal Rail	5%			2026	* *	5-10	\$2,400	A	
Pre-Cast Concrete	5%	Now	\$300	LIFE	* *	5	\$800	A	
Tre-Cast Concrete			d, Extent : Moderat		Affected · 25%	3	φουσ	А	
			of Six Story Wing	c, 111 cu 1	ijjeciea . 2570				
Roof	<u> Zoetiire</u>								
Modified Bitumen	65%	Now	\$99,300	2031	* *			A	
Wiodiffed Bitainen			derate, Area Affecte					71	
			: Story Wing	u . 1070					
			: Moderate, Area A	Affected	. 25%				
			: Story Wing	турестей .	. 2370				
Madicial Diversion			Story Wing	2021	¢ 4.5.000	10	ФC 400	A .	
Modified Bitumen	30%			2021	\$45,800 * *	10	\$6,400	A	
Skylight, Metal/Glass	5%			2031	**	10	\$3,500	A	

Interior

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

Asset #: 4442

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior								
Floors								
Carpet	25%			2017	\$74,300	3	\$18,900	C
Cast in Place Concrete	10%			LIFE	* *	5	\$11,100	C
Ceramic Tile	10%		\$111,300	2036	* *	5	\$2,500	C
			Extent: Moderate		ffected : 25%			
	Location: Showers And First Floor Restroom							
			l, Extent : Moderat		Affected : 50%			
	Location	ı : Showers	And First Floor Re	estroom				
Quarry Tile	5%	Now	\$8,000	2034	* *	5	\$1,900	С
•	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
	Location	n : Kitchen						
Vinyl Tile	25%	Now	\$59,900	2026	* *	3	\$4,700	С
			Extent : Moderate		ffected : 20%	3	Ψ1,700	C
	Location : Elevator Lobbies And Corridors							
	Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%							
		ı : Corridoi			-9J			
Vinyl Tile	25%			2021	\$119,800	3	\$6,300	С
Interior Walls								
Ceramic Tile	5%	Now	\$8,900	2030	* *	5	\$1,500	C
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	rea Affected : 30%			
	Location	ı : Showers						
	Jnt Morta	r Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 25%			
	Location	ı : Showers						
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,400	С
Gypsum Board	55%			LIFE	* *	5	\$19,900	Č
Plaster	25%			LIFE	* *	5	\$4,500	Č
Plaster	5%	Now	\$5,500	LIFE	* *	5	\$900	Č
Tidstei			ents, Extent : Seve		Affected · 25%	3	Ψ200	C
		_	er Srever Room	,	JJestea : 2570			
Ceilings	Locario	compuic	J. ever Hoom					
AcousTileSusp.Lay-In	80%			2026	* *	5	\$40,400	В
Gypsum Board	20%			LIFE	* *	5	\$12,600	В
Gypsum Board	20%			LIFE	* *	3	\$12,000	В

Electrical	Current Repair	Future Replace	ment	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5	\$200	В
	Other Observation, Extent : Moderate,	Area Affected: 100	%			
	Location : Electrical Room					
	Explanation : Main Service Protector	r Rated 800 Amperes	s.			
Switchgear / Switchboard						
Fused Disc Sw	50%	2041	* *	5	\$100	В
Molded Case Bkrs	50%	2041	* *	5	\$500	В

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

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

Asset #: 4442

Electrical		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•							
Raceway								
Conduit	80%			2041	* *	1		В
Conduit	20%			2021	\$500	1		В
Panelboards								
Fused Disc Sw	10%			2037	* *	5	\$100	В
Molded Case Bkrs	90%			2037	* *	5	\$800	В
Wiring								
Thermoplastic	100%			2041	* *	1		В
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$200	В
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	В
Lighting								
Interior Lighting								
Fluorescent	98%			2026	* *	10	\$30,300	В
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out The Building					
	Explana	tion : Using	g T8 And T12 Lamp	os				
HID	1%			2026	* *	10		В
Incandescent	1%			2026	* *	2		В
Egress Lighting								
Emergency, Service	50%			2026	* *	1		В
Exit, Service	50%			2026	* *	1		В

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		В
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$33,500	В
	Other Observation, Extent : Light, Area	a Affected :	: 100%			
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2031	* *	4	\$2,500	В
Terminal Devices						
Air Handler	20%	2021	\$41,300	1	\$4,200	В
Convector/Radiator	80%	2034	* *	1	\$8,700	В
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		В

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Heat Pump	20%			2022	\$300	2	\$400	В
Window/Wall Unit	60%			2019	\$47,200	1		В
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	В
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,000	В
Plumbing						_		
H/C Water Piping								
Galv Iron/Steel	90%			2034	* *	1		В
Galv Iron/Steel	10%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$8,900	2	\$500	В
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explana	tion : 2 Un	its					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		В
Plastic/PVC	10%			2038	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,100	В
Fixtures								
Generic	100%							В
	Obsolete l	Fixtures, Ex	tent : Severe, Area	Affected	! : 100%			
	Location	: Through	out					
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
•			Extent : Light, Area	Affected	: 100%			-
			its, 1 Unit Not In Se	ervice				
	Елриана	uon . 2 On	us, 1 Onu Noi Ili Se	ivice				

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

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : PARK SLOPE ARMORY WOMENS' SHELTER

Address : 1402 8TH AVENUE

Borough : BROOKLYN Agency's Number : MB051
Program / Asset # : DHS0081.000 / 4453 Yr Built/Renovated : 1894 / 2006

Area Sq Ft : 201,300 Project Type : HOMELESS SERVICES

Date of Survey : 19-Nov-2009 Landmark Status : EXTERIOR LANDMARK

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

Block : 1102 Lot : 12 BIN : 3026581

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$38,000	\$395,900
Interior Architecture		\$1,902,700
Electrical	\$250,100	\$164,200
Mechanical	\$107,800	\$41,200
Total	\$395,900	\$2,504,000
Priority A	\$38,000	\$395,900
Priority B	\$357,900	\$205,400
Priority C		\$1,902,700
Total	\$395,900	\$2,504,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$16,600		\$8,900
Interior Architecture	\$7,800	\$6,200	\$17,100	\$20,200
Electrical	\$14,800	\$7,800	\$400	
Mechanical	\$23,900	\$45,300	\$36,700	\$23,600
Total	\$46,400	\$75,900	\$54,300	\$52,700
Priority A		\$16,600		\$8,900
Priority B	\$38,700	\$59,300	\$37,200	\$36,000
Priority C	\$7,800		\$17,100	\$7,800
Total	\$46,400	\$75,900	\$54,300	\$52,700



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

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

Architecture	Current Repair		Futur	e Replacement	M	aintenance				
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod			
xterior										
Exterior Walls										
Masonry: Brick	90%		LIFE	* *	5	\$238,600	A			
Masonry: Brick	3%		LIFE	* *	5	\$8,000	A			
	Other Observation, Extent: Moderate, Area Affected: 100%									
		Upper Wall Facing Roof								
	Explanation	n : Stucco Over Brick								
Masonry: Sandstone	7%		LIFE	* *	5	\$13,900	A			
Windows										
Aluminum	100%		2043	* *	5	\$17,900	A			
Parapets										
Copper/Terne	10%		2056	* *	5	\$33,200	A			
Masonry: Brick	85%		LIFE	* *	5	\$58,300	A			
Pre-Cast Concrete	5%		LIFE	* *	5	\$21,600	A			
Roof										
Asphalt Shingle	80%		2034	* *	10	\$40,500	A			
Copper/Terne	5%		2056	* *	10	\$38,000	A			
Modified Bitumen	5%		2029	* *	10	\$15,200	A			
Single Ply Membrane	5%		2029	* *	10	\$15,200	A			
Skylight, Metal/Glass	5%		2041	* *	10	\$50,600	Α			
terior										
Floors										
Vinyl Tile	55%		2029	* *	3	\$51,300	C			
	Recent Repla Location : T	ce Evident, Extent : Light, Throughout	Area Aff	ected : 100%						
Vinyl Tile	25%		2021	\$637,000	3	\$31,100	С			
Wood	20%		2024	\$1,133,700	5	\$93,200	C			
Interior Walls						•				
Gypsum Board	10%		LIFE	* *	5	\$11,700	C			
• •	Recent Replace Evident, Extent: Light, Area Affected: 100%									
	Location : T	Throughout								
Gypsum Board	10%		LIFE	* *	5	\$11,700	C			
Masonry: Brick	75%		LIFE	* *	2	Ψ11,700	C			
Wood	5%		LIFE	* *	5	\$38,800	C			

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

Asset #: 4453

Architecture	Current Repa	ir Fu	ture Re	placement	Ma	aintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost Ye		imated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Interior										
Ceilings										
AcousTileSusp.Lay-In	5%	20	26	* *	5	\$12,400	В			
	Water Penetration, Extent: Moderate, Area Affected: 5%									
	Location: Room 9									
AcousTileSusp.Lay-In	10%	20	38	* *	5	\$24,900	В			
	Recent Replace Evident, E	Extent : Light, Area	Affected	l : 100%						
	Location: Throughout									
Embossed Metal	5%	LI	Έ	* *	5	\$5,600	В			
Exposed Struc: Steel	50%	LI	Έ	* *			В			
-	Recent Repair Evident, Extent : Light, Area Affected : 50%									
	Location : Drill Floor									
Exposed Struc: Wood	30%	LII	E	* *			В			
	Recent Repair Evident, Extent : Light, Area Affected : 50%									
	Location: Drill Floor									

ectrical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$3,900	2051	* *	5	\$400	В
		ended Life, Extent : Moderate, 1 ion : Electrical Room		rea Affected : 100%				
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$128,200	2051	* *	5	\$2,200	В
	On Extend	led Life, Ex	tent : Moderate, Ai	ea Affec	rted : 100%			
	Location	ı : Electrica	al Room					
Raceway								
Conduit	80%			2021	\$27,000	1		В
Conduit	20%			2041	* *	1		В
Panelboards								
Molded Case Bkrs	20%			2037	* *	5	\$900	В
Molded Case Bkrs	80%			2020	\$77,700	5	\$3,500	В
Wiring								
Braided Cloth	80%	2-4	\$8,200	2046	* *	1		В
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	ı : Through	out The Building					
Thermoplastic	20%			2041	* *	1		В
Motor Controllers								
Locally Mounted	50%			2034	* *	5	\$600	В
Locally Mounted	50%			2019	\$5,800	5	\$600	В

Ground

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

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

Asset #: 4453

Electrical	lectrical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Ground								
Grounding Devices								
Generic	100% 0-2 \$1,0	00 LIFE	* *	5	\$2,400	В		
	Other Observation, Extent : Moder	ate, Area Affed	eted : 100%					
	Location: Basement							
	Explanation: Corroded							
Lighting								
Interior Lighting								
Fluorescent	20%	2021	\$86,500	10	\$30,500	В		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout The Buildi	ng						
	Explanation: Compact Fl							
Fluorescent	80%	2026	* *	10	\$121,800	В		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Buildi	ng						
	Explanation: T-8 Lamps							
Egress Lighting								
Emergency, Service	50%	2021	\$14,800	1		В		
Exit, Service	50%	2026	* *	1		В		
Exterior Lighting								
HID	100%	2016	\$7,200	10	\$500	В		

Mechanical	С	Current Repair	Future	Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2041	* *	1		В
Conversion Equipment							
Steam Boiler	100%		2034	* *	1	\$164,600	В
		vation, Extent : Light, Area Boiler Room n : 2 Units	Affected	: 100%			
Distribution							
Steam Piping/Pump	100%	Now \$66,000	2041	* *	4	\$8,200	В
	Leak Evident Location : I	t, Extent : Severe, Area Affe Basement	ected : 10	%			
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$53,700	В
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2016	\$41,900	1		В
No Component	90%						D
Ventilation							

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.

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

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

l lechanical		Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,600	В
Exhaust Fans								
Interior	50%			2021	\$4,000	2	\$2,600	В
Roof	50%			2016	\$21,700	2	\$2,600	В
lumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Gas Fired	50%			2019	\$23,700	2	\$1,200	В
Oil Fired	50%			2019	\$31,600	1	\$2,500	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Backflow Preventer								
Generic	100%			2026	* *	1	\$10,300	В
Fixtures								
Generic	100%							В
	Obsolete l	Fixtures, Ext	tent : Severe, Area	Affected	l : 100%			
	Location	i : Througho	put					

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : PATH - POWERS FAMILY RESIDENCE 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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$710,100	\$114,500
Interior Architecture	\$762,200	\$811,600
Electrical		\$44,700
Mechanical		\$352,900
Total	\$1,472,300	\$1,323,800
Priority A	\$710,100	\$114,500
Priority B	\$300,400	\$478,700
Priority C	\$461,900	\$730,500
Total	\$1,472,300	\$1,323,800

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$27,300	
Interior Architecture	\$15,700			\$11,700
Electrical	\$2,800	\$1,200	\$1,800	\$1,200
Mechanical	\$23,200	\$10,500	\$9,700	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,600	\$15,600	\$42,800	\$25,300
Priority A			\$27,300	
Priority B	\$29,900	\$15,600	\$15,400	\$13,600
Priority C	\$15,700			\$11,700
Total	\$45,600	\$15,600	\$42,800	\$25,300



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

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

DEPT. OF HOMELESS SERVICES - 071 PATH - POWERS FAMILY RESIDENCE

Architecture		Current F	Repair	Future Replacement		M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	070/	0.2	Ф22 с 200	LIEE	* *	~	ф <i>с</i> л л 00	
Masonry: Brick	97%		\$226,200 d, Extent : Light, A	LIFE		5	\$67,700	A
			ı, Extent . Ligni, A. out All Facades	гей Ајјес	iea . 1570			
Window Wall	3%		oui Itti I acaaes	2044	* *	5	\$7,800	A
Windows	370			2044			Ψ7,000	А
Aluminum	Location	ation, Exter 1 : Through				5	\$2,300	A
	_		ed, Extent : Modera	ite, Area .	Affected : 50%			
	Water Per	ı : Through ıetration, E ı : Through	xtent : Moderate, A	Area Affe	cted : 30%			
Parapets								
Metal Panel	10%			2044	* *	5	\$2,800	A
Metal Rail	90%			2037	* *	5-10	\$119,300	Α
Roof	250/			2027	* *	10	¢27.200	
Metal Panel	25%		¢221 000	2037	* *	10	\$27,300	A
Modified Bitumen	Location Patching	Extent : Mod n : Through	tent : Moderate, Ai					A
		_	oui Extent : Severe, Are	a Affecte	1 · 25%			
			xieni . Severe, Are 1d South Facade O					
nterior	Bocarror		ia soum i acaac o	ver recon	1000111111110110			
Floors								
Ceramic Tile	5%			2033	* *	5	\$4,100	С
Vinyl Tile	95% Worn/Ero		: Light, Area Affeo out	2024	\$730,500	3	\$38,500	С
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,800	C
Glass: Single Pane	3%			LIFE	* *	5	\$4,400	C
Plaster			\$461,900 Extent : Moderate or	LIFE e, Area A <u>j</u>	* * fected : 15%	5	\$25,300	С
	Paint Pee		: Moderate, Area	Affected .	: 15%			
		netration, E 1 : 3rd Floo	xtent : Moderate, A or	Area Affe	cted : 15%			

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

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

DEPT. OF HOMELESS SERVICES - 071 PATH - POWERS FAMILY RESIDENCE

Asset #: 1948

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Gypsum Board	80%	Now	\$244,900	LIFE	* *	5	\$81,100	В
	O	0.	Extent : Moderate ed South Ends	, Area A	ffected : 15%			
	Water Per	netration, E.	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	ı : North An	d South Ends					
Plaster	20%	Now	\$55,500	LIFE	* *	5	\$10,100	В
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	ı : North An	ed South Ends					

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2044	* *	5	\$200	В
	Other Observation, Ex	tent : Moderate, Ar	ea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: Two 80	00 Amps Main Disc	onnect	Switch			
Fused Disc Sw	30%		2044	* *	5	\$100	В
	Other Observation, Ex	tent : Moderate, Ar	ea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: One 10	600 Amps Main Dis	connec	t Switch			
Switchgear / Switchboard							_
Fused Disc Sw	70%		2044	* *	5	\$200	В
Fused Disc Sw	30%		2044	* *	5	\$100	В
Raceway							
Conduit	70%		2044	* *	1		В
Conduit	30%		2050	* *	1		В
Panelboards							
Fused Disc Sw	15%		2040	* *	5	\$200	В
Molded Case Bkrs	85%		2040	* *	5	\$1,200	В
Wiring							_
Thermoplastic	30%		2050	* *	1		В
Thermoplastic	70%		2044	* *	1		В
Motor Controllers							
Locally Mounted	100%		2037	* *	5	\$400	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	В
Lighting							

Lighting

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

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

DEPT. OF HOMELESS SERVICES - 071 PATH - POWERS FAMILY RESIDENCE

Asset #: 1948

Electrical	Current Repair	Future Ro	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	90%	2029	* *	10	\$44,700	В
	Other Observation, Extent : Modera Location : Throughout Explanation : T-12 Lamps	ate, Area Affectea	l : 100%			
Fluorescent	10%	2032	* *	10	\$5,000	В
	Other Observation, Extent : Modera Location : Throughout Explanation : T-8 Lamps	ate, Area Affectea	l : 100%		φ3,000	
Egress Lighting						
Emergency, Battery	50%	2024	\$11,200	10	\$6,500	В
Exit, Service	50%	2024	\$4,500	1		В
Exterior Lighting						
HID	100%	2024	\$2,200	10	\$200	В
Alarm						
Fire/Smoke Detection						
No Component	60%					D
Generic	40%	2029	* *	1-3	\$13,600	В

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Natural Gas	100%		2044	* *	1		В
Conversion Equipment Hot Water Boiler	100%	, , , , , , , , , , , , , , , , , , , ,	2029	* *	1	\$24,200	В
	Location	lent, Extent : Moderate, Area A n : Boiler Room, 1 Of 5 Heat E servation, Extent : Light, Area	xchange	Sections Leaking	On 1 Of 2	2 Boilers	
		servanon, Exieni . Ligni, Area 1 : Basement	Ајјестеа	. 100%			
		tion : 2 Gas Fired Hot Water .	Boilers				
Distribution	-						
Hot Wtr Piping/Pump	100%		2032	* *	4	\$4,000	В
Terminal Devices							
Convector/Radiator	80%		2029	* *	1	\$14,000	В
Fan Coil Unit/Heat	20%		2024	\$184,100	1	\$3,500	В
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		В
Conversion Equipment							
Ext Pkg Unit - Cooling	20%		2024	\$56,800	2	\$700	В
Window/Wall Unit	50%		2019	\$63,200	1		В
No Component	30%						D

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

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

DEPT. OF HOMELESS SERVICES - 071 PATH - POWERS FAMILY RESIDENCE

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2024	\$17,200	2	\$7,600	В
No Component	80%							D
Ventilation								
Distribution	1000/				de de		# 15 000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,900	В
Exhaust Fans	1000/			2024	4.0.000	•	φ4 5 00	
Roof	100%			2024	\$48,900	2	\$1,700	В
Plumbing								
H/C Water Piping	1.000/			20.44	* *	1		D
Brass/Copper	100%			2044	* *	1		В
Sanitary Piping	1.000/			LIEE	* *	1		D
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	1000/			LIDE	* *			ъ
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	1000/			2024	¢10.200	4	¢2.000	D
Rigid Piping	100%			2024	\$10,300	4	\$2,000	В
Fixtures	1000/							D
Generic	100%							В
Vertical Transport								
Elevators	1000/			LIFE	* *			С
Hydraulic	100%	amation I	Extent : Light, Area					C
	Location		xieni . Ligni, Area	Ајјестеи	. 100%			
		. – –	; ₄					
Eiro Suppression	Ехріапа	tion : 1 Uni	i.					
Fire Suppression Sprinkler								
Generic	100%			2044	* *	1-2	\$15,200	В
Generic	No Backfl	ow Prevent : Basemer	er, Extent : Light, A at			1-2	Ψ13,200	

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING

Address : 151 EAST 151ST STREET NEAR WALTON AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 76,743 Project Type : HOMELESS SERVICES

Date of Survey : 10-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7,ph

Block : 2353 Lot : 57 BIN : 2117641

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$169,300
Interior Architecture	\$35,200	\$151,400
Electrical		\$57,600
Total	\$35,200	\$378,300
Priority A		\$169,300
Priority B	\$35,200	\$92,800
Priority C		\$116,200
Total	\$35,200	\$378,300

Total	\$138.200	\$45,900	\$63,700	\$83,100
Priority C	\$8,800			\$17,200
Priority B	\$128,400	\$45,900	\$63,700	\$53,400
Priority A	\$1,000			\$12,500
Total	\$138,200	\$45,900	\$63,700	\$83,100
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Mechanical	\$93,700	\$12,400	\$30,200	\$10,500
Electrical	\$8,100	\$6,900	\$6,900	\$16,200
Interior Architecture	\$8,800			\$17,200
Exterior Architecture	\$1,000			\$12,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4448

System Component Type Exterior Exterior Walls Cast in Place Concrete	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Walls Cast in Place Concrete						Code
Cast in Place Concrete						
	-			_		
	5%	LIFE	**	5	\$6,800	A
Cast Stone/Terra Cotta	80%	LIFE	**	5	\$169,300	A
(Other Observation, Extent : Mo Location : Throughout	oaerate, Area Affectea : 10	00%			
	Explanation: This Componer	nt Is Astually Towns Cotto	Danala			
M-(-1 D1			**	<i>5</i> 10	¢10.700	
Metal Panel	10% 5%	2053	**	5-10	\$18,600	A
Window Wall	3%	2053		5	\$5,100	A
Windows Aluminum	100%	2048	* *	5		A
	100% Other Observation, Extent : Mo		00%	3		A
	Location : Throughout	racraic, mea myeetea . Te	7070			
	Explanation : All Windows A	re Fixed				
Parapets	2.47.00.000.1100.000.000.000.000.000.000.00					
Cast Stone/Terra Cotta	40%	LIFE	* *	5	\$7,800	A
	Other Observation, Extent : Mo		00%		1 - 1	
	Location: Exterior Parapets	. 35				
	Explanation: This Componer	nt Is Actually Terra-cotta	Panels.			
Metal Panel	40%	2053	* *	5	\$3,900	A
	Other Observation, Extent : Mo	oderate, Area Affected : 10	00%			
	Location: Interior Face					
	Explanation: This Componer	nt Is Actually Fiber Glass	Panels.			
Metal Panel	5%	2053	* *	5	\$500	A
Metal Rail	15%	2043	* *	5-10	\$6,800	A
Roof						
IRMA/Protected	95%	2033	* *	10	\$22,200	A
Membrane						
I	Paver Block Ballast, Extent : N	Ioderate, Area Affected : 2	25%			
	Location: Throughout					
V	Water Penetration, Extent : Mo		6			
_	Location: Over Conference I					
Roll Roofing	5%	2025	* *	5	\$2,000	A
nterior						
Floors	100/	Į IIVI	* *	_	\$20.500	C
Cast in Place Concrete	10%	LIFE	**	5	\$20,600	C
Ceramic Tile	5%	2038	**	5	\$4,700	C
Томиоддо	10%	LIFE	**	5 3	\$7,300 \$35,200	C C
Terrazzo		2022		3	φ33,∠00	C
Vinyl Tile	75%	2033				
Vinyl Tile Interior Walls	75%				\$12.100	C
Vinyl Tile Interior Walls Ceramic Tile	75% 5%	2038	* *	5	\$12,100 \$14,500	C
Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	75% 5% 15%	2038 LIFE			\$12,100 \$14,500	C
Vinyl Tile Interior Walls Ceramic Tile	75% 5%	2038	* *	5		

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

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

Architecture	Current Repair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior						
Ceilings						
AcousTileSusp.Lay-In	75%	2043	* *	5	\$70,500	В
	Water Penetration, Extent: L	ight, Area Affected	: 5%			
	Location: Conference Room	n On Seven Floor				
Exposed Concrete	10%	LIFE	* *	5	\$1,500	В
Exposed Struc: Steel	5%	LIFE	* *			В
Gypsum Board	10%	LIFE	* *	5	\$11,700	В

Electrical	Current Repair	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2053	* *	5	\$300	В
	Other Observation, Extent : Mode	erate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : Main Service Pro	tector Rated @ 4000 .	Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2053	* *	5	\$1,700	В
Raceway						
Conduit	100%	2053	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2048	* *	5	\$1,700	В
Wiring					·	
Thermoplastic	100%	2053	* *	1		В
Motor Controllers						
Locally Mounted	100%	2043	* *	5	\$400	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	В
Stand-by Power						
Generators						
Diesel	100%	2038	* *	1	\$24,300	В
	Other Observation, Extent : Mode	erate, Area Affected :	100%			
	Location: Roof					
	Explanation : No Available Rati	ngs				
Batteries						
Lead/Acid	100%	2018	\$600	5	\$2,300	В

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

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

Asset #: 4448

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Stand-by Power							
Fuel Storage							
Day Tank	50%	2048	* *	5	\$5,800	В	
	Other Observation, Extent : Mode	rate, Area Affected : 10	00%				
	Location: Roof	a .					
M : T 1	Explanation : 275 Gallons Capa		* *	-	Φ000	D.	
Main Tank	50%	2063		5	\$900	В	
	Other Observation, Extent : Mode Location : Basement	rate, Area А <u></u> ဌјества : 10	10%				
	Explanation : 800 Gallons Capa	city					
Lighting	<u> Бършнинон</u> . 000 Ganons Сара	cuy					
Interior Lighting							
Fluorescent	30%	2033	* *	10	\$17,300	В	
11001000000	Other Observation, Extent : Mode		00%	10	Ψ17,000		
	Location: Throughout The Build	•••					
	Explanation : Compact Flouresc	=					
Fluorescent	70%	2033	* *	10	\$40,300	В	
	Other Observation, Extent : Mode		00%		+ 10,200	_	
	Location: Throughout The Build	==					
	Explanation: T-5 Lamps						
Egress Lighting							
Emergency, Service	50%	2033	* *	1		В	
Exit, Service	50%	2033	* *	1		В	
Exterior Lighting							
HID	100%	2033	* *	10	\$200	В	
Lightning Protection							
Arresters/Cabling	100-1			_	44.000	_	
Generic	100%	2063	* *	5	\$1,900	В	
	Other Observation, Extent : Mode	rate, Area Affected : 10	10%				
	Location: Roof						
A.1.	Explanation: Steel Type						
Alarm Security System							
No Component	60%					D	
Generic	40%	2033	* *	1	\$9,400	В	
General	Other Observation, Extent : Mode			1	Ψ2,400	ע	
	Location: Corridors And Outsid						
	Explanation : C C T V Surveilla						
Fire/Smoke Detection		**					
Generic	100%	2033	* *	1-3	\$39,900	В	

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2049	* *	1		В

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

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

Asset #: 4448

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Hot Water Boiler		on, Extent : Light, Area tthouse Boiler Room 3 Units	2040 Affected :	**	1	\$31,100	В
Distribution Hot Wtr Piping/Pump	-	w \$17,900 Extent : Severe, Area A V Box & B M S Contr	-	**	4	\$3,100	В
Terminal Devices Air Handler Convector/Radiator	70% 30%		2031 2040	* *	1 1	\$27,200 \$6,100	B B
Air Conditioning Energy Source Electricity	100%		2045	* *	1		В
Conversion Equipment Int Pkg Unit - Heating/Cooling	100% No	w \$28,400 xtent : Severe, Area Affe	2027	**	2	\$3,100	В
	Location : Ref	rigerant Leaks - A C Ro cant, Extent : Light, Area	om				
Heat Rejection Water Cool Tower	100% No Noisy/Vibrating Location: Bea	, Extent : Severe, Area A	2027 Affected : 5	**	2	\$50,600	В
Ventilation							
Distribution Ductwork/Diffusers	-	w \$30,700 tem, Extent : Severe, Ar I S, Air Damper & Intak			2-5 Location	\$35,000	В
Exhaust Fans							
Interior Roof	60% 40%		2031 2031	* *	2 2	\$1,200 \$800	B B
Plumbing H/C Water Piping Brass/Copper	100%		2049	* *	1		В
Water Heater	10070		2049		1		Б
Gas Fired	100% Other Observati Location: Per Explanation:		2022 Affected :	\$16,600 100%	2	\$900	В
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	**	1		В

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

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

Mechanical	Current Repair	Future Repla	acement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2028	* *	4	\$2,000	В
Sewage Ejector(s)						
Electric	100%	2031	* *	4	\$2,000	В
Backflow Preventer						
Generic	100%	2031	* *	1	\$3,900	В
Fixtures						
Generic	100%					В
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			C
	Other Observation, Extent : Sev	ere, Area Affected : 90%	ó			
	Location: B-7, PH					
	Explanation: 2 Units - Repair	ed Frequently In Past 5	Months			
Hydraulic	10%	LIFE	* *			C
•	Other Observation, Extent : Lig	ht, Area Affected : 10%				
	Location: B-1					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe						
Generic	100%	2049	* *	1-5	\$31,700	В
Sprinkler						
Generic	100%	2049	* *	1-2	\$17,600	В
Fire Pump						
Generic	100%	2036	* *	1	\$11,800	В

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

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : REGENT FAMILY RESIDENCE
Address : 2720 BROADWAY @W. 104 STREET

Borough : MANHATTAN Agency's Number : FM18
Program / Asset # : DHS0072.000 / 4444 Yr Built/Renovated : 1933 / 2007

Area Sq Ft : 109,600 Project Type : HOMELESS SERVICES

Date of Survey : 26-Aug-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,9,11,16,18

Block : 1876 Lot : 20 BIN : 1056586

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$407,000	\$240,800
Interior Architecture	\$60,900	\$96,100
Electrical		\$263,700
Mechanical		\$110,500
Total	\$467,900	\$711,200
Priority A	\$407,000	\$240,800
Priority B		\$427,800
Priority C	\$60,900	\$42,600
Total	\$467,900	\$711,200

Total	\$155,800	\$95,600	\$102,600	\$69,600
Priority C	\$32,100	\$3,300	\$18,800	
Priority B	\$114,900	\$88,900	\$66,900	\$65,100
Priority A	\$8,800	\$3,500	\$16,900	\$4,500
Total	\$155,800	\$95,600	\$102,600	\$69,600
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Mechanical	\$46,900	\$35,100	\$13,500	\$11,900
Electrical	\$14,700	\$500	\$100	
Interior Architecture	\$32,100	\$3,300	\$18,800	
Exterior Architecture	\$8,800	\$3,500	\$16,900	\$4,500
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 4444

Architecture	Current Ro	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$111,900	A	
Masonry: Brick	85% Now	\$407,000	LIFE	* *	5	\$121,800	A	
	Jnt Mortar Miss/Erod,							
	Location : North And		-					
	Spalling, Extent : Mod Location : Chimney	lerate, Area Affect	ed : 10%	ó				
	Water Penetration, Ex	tent : Moderate A	rea Affa	ctad : 10%				
	Location: South Fac			ciea . 1070				
	Worn/Eroded, Extent:	=		· 10%				
	Location: Chimney	moderate, med	ijjeerea .	. 10,0				
Masonry: Brick	5%		LIFE	* *	5	\$7,200	A	
1124001119. 211011	Recent Construction, I	Extent : Light, Are		ed : 5%	Ü	ψ., = 00		
	Location : Bulkhead		35					
Windows								
Aluminum	15%		2043	* *	5	\$1,400	A	
Aluminum	85%		2037	* *	5	\$8,200	A	
Parapets								
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$1,900	A	
Masonry: Brick	85%		LIFE	* *	5	\$2,100	Α	
Metal Rail	5%		2034	* *	5-10	\$2,300	A	
Roof								
Copper/Terne	50% Now	\$7,300	2036	* *			A	
	Seams Open/Split, Ext			rted : 5%				
	Location: Mansard	Roof At South Fac	ade					
Metal Panel	10%		2038	* *	10	\$3,700	A	
Modified Bitumen	10% Now	\$1,500	2026	* *			A	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location: Catwalk Roof Over 16th Floor							
	Water Penetration, Ex			cted : 10%				
	Location : Catwalk F	Roof Over 16th Flo	oor					
Modified Bitumen	17%		2026	* *	10	\$3,500	A	
Roll Roofing	10%		2017	\$9,100	5	\$3,400	A	
Skylight, Metal/Glass	3%		2047	* *	10	\$2,000	A	

Interior

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

Asset #: 4444

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior								
Floors								
Carpet	10%			2020	\$77,500	3	\$19,800	C
Carpet	5%			2022	\$38,800	3	\$9,900	C
			Extent : Light, Area		! : 100%			
	Location	: Various	Rooms On 4th Floo	or				
Cast in Place Concrete	5%			LIFE	* *	5	\$14,400	С
Ceramic Tile	5%			2030	* *	5	\$6,600	C
Steel Plate	1%	Now	\$60,900	LIFE	* *	1		C
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location	ı : Basemen	t Stair					
	Corrosion	/Rusting, E	xtent : Severe, Ared	a Affecte	d : 50%			
	Location	ı : Basemen	t Stair					
Vinyl Tile	44%			2026	* *	3	\$21,800	С
Vinyl Tile	30%			2029	* *	3	\$14,800	Č
Interior Walls							, ,	
Gypsum Board	45%			LIFE	* *	5	\$42,600	С
Marble Panels	5%			LIFE	* *		, ,	C
Plaster	10%	Now	\$28,800	LIFE	* *	5	\$4,700	C
			Extent : Severe, A		rted : 40%		, ,, , , , , ,	
	_	-	r, Basement	55				
Plaster	40%			LIFE	* *	5	\$18,900	С
Ceilings	1070			DII E			Ψ10,700	
AcousTileSusp.Lay-In	10%			2034	* *	5	\$13,200	В
Exposed Concrete	10%			LIFE	* *	5	\$2,100	В
Gypsum Board	15%			LIFE	* *	5	\$24,700	В
Gypsum Board		netration E	xtent : Moderate, A		cted · 10%	3	Ψ24,700	Б
			ries Facing Catwal		cica : 1070			
Plaster					* *	5	¢0 200	В
Piasier	10%	Commission	Extent : Moderate	LIFE		3	\$8,200	В
	_	_	Extent : Moaerate In Stair B, Baseme	-	ijeciea : 20%			
74		i. Skylighi	in siair b, baseme				* -	
Plaster	55%			LIFE	* *	5	\$45,300	В

Electrical	Current Repair	Future Replacement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	•				
Service Equipment					
Fused Disc Sw	100%	2031 **	5	\$400	В
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Electrical Room				
	Explanation : Main Service Switch Ra	ted @ 1200 Amperes			
Switchgear / Switchboard					
Fused Disc Sw	100%	2031 **	5	\$400	В

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

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

Asset #: 4444

Electrical	Cui	rent Repair	Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Raceway							
Conduit	85%		2021	\$8,800	1		В
Conduit	10%		2031	* *	1		В
Conduit	5%		2041	* *	1		В
Panelboards							
Fused Disc Sw	10%		2020	\$3,400	5	\$200	В
Fused Disc Sw	5%		2037	* *	5	\$100	В
Molded Case Bkrs	10%		2029	* *	5	\$200	В
Molded Case Bkrs	70%		2020	\$23,600	5	\$1,700	В
Molded Case Bkrs	5%		2037	* *	5	\$100	В
Wiring							
Braided Cloth	80% 2	-4 \$12,900	2046	* *	1		В
	Insulation Age	d, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location : Th	roughout The Building					
Thermoplastic	10%		2031	* *	1		В
Thermoplastic	10%		2041	* *	1		В
Motor Controllers							
Locally Mounted	80%		2019	\$19,500	5	\$500	В
Locally Mounted	20%		2026	* *	5	\$100	В
round						<u> </u>	
Grounding Devices							
Generic	100% 2	-4 \$900	LIFE	* *	5	\$1,300	В
	Other Observa Location : Ba Explanation :		Area Affe	ected : 100%			
ighting							
Interior Lighting							
Fluorescent	90%		2021	\$191,000	10	\$72,700	В
	Location: Th	tion, Extent : Moderate, I roughout The Building T-12 And Cfl	Area Affe	ected : 100%			
Fluorescent	10% Other Observa Location : Co Explanation :		2029 Area Affe	* * ected : 100%	10	\$8,100	В
Egress Lighting	Explanation .	- C Damps					
Emergency, Service	50%		2021	\$7,300	1		В
Exit, Service	50%		2021	\$7,300	1		В
LAIC, SOI VICE	3070		2021	Ψ1,500	1		

Mechanical	Current R	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2041	**	1		В

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

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating		•		•
Conversion Equipment				
Steam Boiler	100%	2026 **	1 \$87,400	В
	Other Observation, Extent : Light	t, Area Affected : 100%		
	Location : Boilet Room			
-	Explanation : 1 Unit			
Distribution	1000/	2001	4 0.5	
Steam Piping/Pump	100%	2031 **	4 \$6,500	В
Terminal Devices	1000/	2026	1 000 500	TD.
Convector/Radiator	100%	2026 **	1 \$28,500	В
Air Conditioning				
Energy Source	1000/	2037 **	1	D
Electricity	100%	2037 **	1	В
Conversion Equipment Window/Wall Unit	20/	2010 \$4.100	1	D
	2%	2019 \$4,100	1	В
No Component	98%			D
Ventilation Distribution				
Distribution Ductwork/Diffusers	10%	LIFE **	2-5 \$4,900	В
No Component	90%	LIFE	2-3 \$4,900	D
Exhaust Fans	3070			ט
Interior	100% Now \$33.	,100 2021 \$110,500	2 \$2,200	В
interior	Obsolete Equipment, Extent : Sev		2 \$2,200	ъ
	Location: Penthouse	ere, mea ryjectea . 10070		
Plumbing				
H/C Water Piping				
Galv Iron/Steel	100%	2026 * *	1	В
Water Heater				
Gas Fired	100%	2016 \$23,300	2 \$1,300	В
Sanitary Piping		• /		
Cast Iron	100%	LIFE **	1	В
Storm Drain Piping				
Cast Iron	100%	LIFE **	1	В
Sump Pump(s)				
Rigid Piping	100%	2021 \$10,300	4 \$1,300	В
Fixtures				
Generic	100%			В
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		C
	Other Observation, Extent : Light	, Area Affected : 100%		
	Location: B-18			
	Explanation: 3 Units			

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 882 DUMONT AVENUE @BARBEY STREET

Borough : BROOKLYN Agency's Number : FK26

Area Sq Ft : 17,000 Project Type : HOMELESS SERVICES

Date of Survey : 10-Nov-2009 Landmark Status : NONE

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

Block : 4077 Lot : 24 BIN : 3090429

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$48,500
Total		\$48,500
Priority C		\$48,500
Total		\$48,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,400		\$600	
Interior Architecture	\$12,500	\$2,000		\$600
Electrical	\$900	\$100		
Mechanical	\$1,300	\$9,200	\$4,000	\$1,900
Total	\$22,200	\$11,300	\$4,600	\$2,500
Priority A	\$7,400		\$600	
Priority B	\$2,200	\$11,300	\$4,000	\$1,900
Priority C	\$12,500			\$600
Total	\$22,200	\$11,300	\$4,600	\$2,500



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

	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Cast in Place Concrete	5%			LIFE	* *	5	\$4,700	A
Masonry: Brick	35%	D	T	LIFE	**	5	\$6,600	A
		Progress, i: Through	Extent : Light, Are out	a Affecte	d : 20%			
Masonry: Brick		Progress, a : South Fo	Extent : Light, Are acade	LIFE a Affecte	* * d : 50%	5	\$10,300	A
	Location	a : South Fo	Extent : Light, Area Icade o On Brick	Affected	: 100%			
Masonry: Limestone	5%			LIFE	* *	5	\$700	A
Windows	- / -					•	, , , , ,	
Aluminum	90%			2037	* *	5	\$1,100	A
Metal Clad	10%	0-2	\$7,400	2046	* *	5	\$400	A
	Location	/Rusting, E n : Stairs Inefficient	xtent : Moderate, A					
Parapets Under Construction	100%							D
-	100%							D
Under Construction	100%			2041	* *	10	\$2,000	D A
Under Construction Roof				2041	**	10	\$2,000	
Under Construction Roof Skylight, Metal/Glass Under Construction Interior	5%			2041	* *	10	\$2,000	A
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors	5% 95%						<u> </u>	A D
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile	5% 95% 5%			2030	**	5	\$1,000	A D
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile	5% 95% 5% 20%			2030 2034	* *	5 5	\$1,000 \$6,100	A D C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile	5% 95% 5% 20% 25%			2030 2034 2021	* * * * \$48,500	5	\$1,000 \$6,100 \$2,600	A D C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood	5% 95% 5% 20%			2030 2034	* *	5 5	\$1,000 \$6,100	A D C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls	5% 95% 5% 20% 25% 50%			2030 2034 2021 2049	** ** \$48,500 **	5 5 3 5	\$1,000 \$6,100 \$2,600 \$19,200	A D C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile	5% 95% 5% 20% 25% 50%			2030 2034 2021 2049 2030	** ** \$48,500 **	5 5 3 5	\$1,000 \$6,100 \$2,600 \$19,200	A D C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	5% 95% 5% 20% 25% 50% 20% 10%			2030 2034 2021 2049 2030 LIFE	** ** \$48,500 **	5 5 3 5	\$1,000 \$6,100 \$2,600 \$19,200 \$4,900 \$1,000	A D C C C C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	5% 95% 5% 20% 25% 50% 20% 10% 50%			2030 2034 2021 2049 2030 LIFE LIFE	** ** \$48,500 ** **	5 5 3 5 5 5 5	\$1,000 \$6,100 \$2,600 \$19,200 \$4,900 \$1,000 \$7,300	A D C C C C C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	5% 95% 5% 20% 25% 50% 10% 50% 20% <i>Cracking/</i>	Now Crumbling, 1: Bulkheau	\$8,900 Extent : Moderate	2030 2034 2021 2049 2030 LIFE LIFE LIFE	** ** \$48,500 ** ** ** ** **	5 5 3 5	\$1,000 \$6,100 \$2,600 \$19,200 \$4,900 \$1,000	A D C C C C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	5% 95% 5% 20% 25% 50% 10% 50% 20% <i>Cracking/</i>	Crumbling,	Extent: Moderate	2030 2034 2021 2049 2030 LIFE LIFE LIFE	** ** \$48,500 ** ** ** ** **	5 5 3 5 5 5 5	\$1,000 \$6,100 \$2,600 \$19,200 \$4,900 \$1,000 \$7,300	A D C C C C C C C C
Under Construction Roof Skylight, Metal/Glass Under Construction Interior Floors Ceramic Tile Quarry Tile Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	5% 95% 5% 20% 25% 50% 10% 50% 20% <i>Cracking/</i>	Crumbling,	Extent: Moderate	2030 2034 2021 2049 2030 LIFE LIFE LIFE	** ** \$48,500 ** ** ** ** **	5 5 3 5 5 5 5	\$1,000 \$6,100 \$2,600 \$19,200 \$4,900 \$1,000 \$7,300	A D C C C C C C C C

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

^{**} 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 Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$100	В
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Electrica						
	Explanat	ion : Two I	Electrical Services	Rated A	t 600a And 200a.			
Switchgear / Switchboard						_		_
Fused Disc Sw	100%			2031	* *	5	\$100	В
Raceway								
Conduit	100%			2031	* *	1		В
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$400	В
Wiring								
Thermoplastic	100%			2031	* *	1		В
Motor Controllers						_		_
Locally Mounted	100%			2026	* *	5	\$100	В
Ground								
Grounding Devices	1000/	2.4	ф000	LIEE	* *	~	Φ200	ъ
Generic	100%	2-4	\$900	LIFE		5	\$200	В
		ervanon, Е. : Basemen	xtent : Moderate, A •	Area А <u></u> ∏е	естеа : 100%			
r · 1 .·	Explanat	ion : Corro	aea					
Lighting								
Interior Lighting Fluorescent	98%			2021	\$32,300	10	\$12,300	В
Fluorescent	, .,,	arvation F	rtent : Moderate /			10	\$12,300	Б
	Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building							
		. 11110ugne ion : T-12	_					
ШЪ		ισπ . 1-12 i	ьмиро	2021	¢100	10		D
HID	2%			2021	\$100	10		В
Egress Lighting	500/			2021	¢1 100	1		D
Emergency, Service	50%				\$1,100	1		B B
Exit, Service	50%			2021	\$1,100	1		R

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•	•					
Energy Source							
Natural Gas	100%	2031	* *	1		В	
Conversion Equipment							
Hot Water Boiler	100%	2026	* *	1	\$6,800	В	
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Boiler Room						
	Explanation : 4 Units - Multi Temp						

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

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$700	В
		Extent : Moderate, Area Affe		6			
	Location	ı : Boiler Room Hw Pump Co	nnections				
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$4,400	В
Air Conditioning							
Energy Source	1000		2025	ale ale			-
Electricity	100%		2037	* *	1		В
Conversion Equipment	1.50/		2010	#20 000	2	#100	D
Int Pkg Unit - Cooling	15%		2019	\$29,900	2	\$100	В
Window/Wall Unit	25%		2016	\$8,000	1		В
No Component	60%						D
Distribution	1.50/		LIPP	* *	2	#2.700	ъ
Ductwork/Diffusers	15%		LIFE	the str	2	\$2,700	В
No Component	85%						D
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,600	В
Exhaust Fans	10070		LIIT		2-3	\$7,000	ъ
Roof	30%		2021	\$3,700	2	\$100	В
No Component	70%		2021	Ψ3,700	2	Ψ100	D
Plumbing	7070						- Б
H/C Water Piping							
Galv Iron/Steel	100%		2034	* *	1		В
Water Heater	10070						
Gas Fired	100%		2019	\$3,600	2	\$200	В
Sanitary Piping				+2,000		7-22	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)							
Rigid Piping	100%		2026	* *	4	\$1,300	В
Sewage Ejector(s)						. , , , , , , , , , , , , , , , , , , ,	
Electric	100%		2021	\$10,300	4	\$1,300	В
Backflow Preventer						. , , , , , , , , , , , , , , , , , , ,	
Generic	100%		2026	* *	1	\$800	В
Fixtures							
Generic	100%						В
-							

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 900 DUMONT AVENUE @JEROME STREET

Borough : BROOKLYN Agency's Number : FK26

 $Program \, / \, Asset \, \# \quad : \, \, DHS0084.010 \, / \, \, 4462 \qquad \qquad Yr \, Built/Renovated \quad : \, 1923 \, / \, \, 2009$

Area Sq Ft : 16,000 Project Type : HOMELESS SERVICES

Date of Survey : 10-Nov-2009 Landmark Status : NONE

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

Block : 4077 Lot : 28 BIN : 3090430

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Interior Architecture		\$36,500
Total		\$36,500
Priority C		\$36,500
Total		\$36,500

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$7,000		\$500	
Interior Architecture	\$20,300	\$1,400		\$600
Electrical		\$100		
Mechanical	\$1,200	\$8,600	\$1,900	\$1,800
Total	\$28,500	\$10,200	\$2,500	\$2,400
Priority A	\$7,000		\$500	
Priority B	\$1,200	\$10,200	\$1,900	\$1,800
Priority C	\$20,300			\$600
Total	\$28,500	\$10,200	\$2,500	\$2,400



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

^{**} 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls	5 0/			T TEE	ale ale	~	Φ4.400	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,400	A
Masonry: Brick	45%	Prograss	Extent : Light, Area	LIFE		5	\$7,900	A
	Location :	_	_	и Ајјесте	a. 1070			
Magangu Drigh	45%	Through		LIFE	* *	5	\$7,900	Α.
Masonry: Brick		Progress	Extent : Light, Area			3	\$7,900	A
	Location :	_	_	a rijjecie	u . 5070			
		rvation, E	Extent : Light, Area	Affected	: 100%			
			o On Brick					
Masonry: Limestone	5%			LIFE	* *	5	\$700	A
Windows	2,0						Ψ,00	
Aluminum	90%			2037	* *	5	\$1,100	A
Metal Clad	10%	0-2	\$7,000	2046	* *	5	\$400	A
	Corrosion/I Location :	_	xtent : Moderate, A	Area Affe	cted : 25%			
	Deteriorate Location :		Extent : Moderate,	Area Afj	fected : 50%			
	Thermally I		Extent : Moderate	, Area Ą	ffected : 50%			
Parapets	Locuiton .	Siuirs						
Under Construction	100%							D
Roof	10070							
Under Construction	100%							D
Interior								
Floors								
Quarry Tile	20%			2034	* *	5	\$5,800	C
Vinyl Tile	20%			2021	\$36,500	3	\$1,900	C
Vinyl Tile	5%	0-2	\$9,100	2031	**	3	\$400	C
	-		nt, Extent : Modera	te, Area	Affected : 50%			
	Location :	-	коот ent, Extent : Light, 1	A A	antad . 200/			
	-		eni, Exieni . Ligni, . Por Corridor And C		естеа . 20%			
Wood		I WSL I'll	Corridor And O		* *	5	¢10.000	<u> </u>
Wood Interior Walls	55%			2049		5	\$19,900	C
Ceramic Tile	20%			2030	* *	5	\$4,600	С
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	C
Gypsum Board	50%			LIFE	* *	5	\$6,900	C
Plaster	20%	Now	\$8,400	LIFE	* *	5	\$1,400	Č
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Bulkheads						-	
	Water Pene Location :		xtent : Light, Area ds	Affected	: 10%			
Ceilings								
AcousTileSusp.Lay-In	15%			2026	* *	5	\$2,900	В
Gypsum Board	85%			LIFE	* *	5	\$20,500	В

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

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

DEPT. OF HOMELESS SERVICES - 071 ROSE MCCARTHY RESIDENCE

Asset #: 4462

Current Repair		Futur	e Replacement	M			
		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
•			•				•
100%				* *	5	\$100	В
			Area Affe	ected : 100%			
Location : E	lectric	al Room					
Explanation	: Two	Electrical Services	Rated A	t 600a And 400a.			
100%			2031	* *	5	\$100	В
100%			2031	* *	1		В
100%			2029	* *	5	\$300	В
100%			2031	* *	1		В
100%			2026	* *	5	\$100	В
100%			LIFE	* *	5	\$200	В
98%			2021	\$30,400	10	\$11,600	В
Other Observa	tion, I	Extent : Moderate, A	Area Affe	ected : 100%			
Location: Ti	rough	nout The Building					
Explanation	: T-12	Lamps					
2%			2021	\$100	10		В
				· · · · · · · · · · · · · · · · · · ·			
50%			2021	\$1,100	1		В
50%			2021		1		В
	% of Total (Y) 100%	100% 100% Other Observation, I Location: Electric Explanation: Two 100% 100% 100% 100% 100% 100% 28% Other Observation, I Location: Through Explanation: T-12 2% 50%	% of Total Fail Date Estimated Cost (Years) 100% Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: Two Electrical Services 100% 100% 100% 100% 100% Other Observation, Extent: Moderate, A Location: Throughout The Building Explanation: T-12 Lamps 2% 50%	% of Total Fail Date Estimated Cost Year FY	Note Fail Date Estimated Cost Year Estimated Cost FY	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2031 ** 5 5 Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Two Electrical Services Rated At 600a And 400a. 100% 2031 ** 5 100% 2029 ** 5 100% 2029 ** 5 100% 2021 ** 5 100% LIFE ** 5 100% LIFE ** 5 98% 2026 ** 5 100% LIFE ** 5 98% 2021 \$30,400 10 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps 2021 \$100 10 50% 2021 \$1,100 1	No of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs)

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2031	* *	1		В
Conversion Equipment							
Hot Water Boiler	100%		2026	* *	1	\$6,400	В
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location: Boiler Ro	oom					
	Explanation: 3 Unit	ts - Multi Temp					
Distribution							
Hot Wtr Piping/Pump	100%		2029	* *	4	\$600	В
Terminal Devices							
Convector/Radiator	100%		2026	* *	1	\$4,200	В

Air Conditioning

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

Mechanical		Current Re	Current Repair Future Replac		e Replacement	cement Maintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2019	\$18,800	2	\$100	В
Window/Wall Unit	25%			2016	\$7,500	1		В
No Component	65%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$1,700	В
No Component	90%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$3,400	2	\$200	В
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	В
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	В
Fixtures								
Generic	100%							В

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : SCCW CENTRAL

Address : 350 LAFAYETTE STREET

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 : 19-Aug-2009 Landmark Status : EXTERIOR LANDMARK

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

Block : 529 Lot : 15 BIN : 1008425

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$192,800	
Total	\$192,800	
Priority A	\$192,800	
Total	\$192,800	

\$57,600 \$7,000 \$8,100	\$2,200 \$36,700	\$9,100 \$2,000	\$9,000 \$2,000 \$6,900
	\$2,200	,	\$2,000
\$57,600	. ,	\$11 , 100	ŕ
	ψ30,500	\$11,100	\$9,000
\$72,600	\$38,900	\$11,100	40.000
\$3,900	\$3,900	\$3,900	\$3,900
\$2,000	\$16,000	\$2,600	\$1,900
\$1,000	\$16,800	\$2,600	\$1,000
\$8,100		\$2,000	
\$57,600	\$2,200		\$2,000
FY 2015	FY 2016	FY 2017	FY 2018



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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls Cast Stone/Terra Cotta	5%	Now	\$31,100	LIFE	* *	5	\$7,000	A
			Extent: Moderate	, Area Afj	fected : 20%			
			ces & Throughout		C			
		r Miss/Eroc 1 : At Corni	l, Extent : Moderat ces	e, Area Ą	дестеа : 50%			
Masonry: Brick	90%	. 111 COII11		LIFE	* *	5	\$16,100	A
Masonry: Granite	5%			LIFE	* *	5	\$700	A
Windows							7.00	
Aluminum	100%			2043	* *	5	\$4,100	A
Parapets								
Masonry: Brick	75%	Now	\$192,800	LIFE	**	5	\$6,700	A
		r Miss/Eroc i : Through	l, Extent : Moderat	e, Area A	ffected : 50%			
Matal. Caga/Fanas	25%	Now	\$10,600	2026	* *	5	\$7,200	A
Metal: Cage/Fence			\$10,000 Extent : Moderate, A			3	\$7,200	А
		: Through		1700119900	. 2370			
Roof								
Modified Bitumen	30%			2026	* *	10	\$2,200	A
Panel/Paver: Cer/Brk	50%	Now	\$15,300	2031	* *			A
	_	Crumbling, v : Through	Extent : Moderate out	, Area Afj	fected : 40%			
Roll Roofing	15%	Now	\$500	2020	\$5,200	5	\$900	A
			xtent : Moderate, A	Area Affec	eted : 10%			
	Location	: Penthou:	se					
Skylight, Metal/Glass	5%			2041	* *	10	\$1,200	A
Interior								
Floors Cast in Place Concrete	1.00/			LIDE	* *	5	\$4.400	C
Cast in Place Concrete Ceramic Tile	10% 5%			LIFE 2030	* *	5 5	\$4,400 \$1,000	C C
Terrazzo	5%			LIFE	* *	5	\$800	C
Vinyl Tile	80%			2029	* *	3	\$6,100	Č
Interior Walls							. ,	
Ceramic Tile	30%			2030	* *	5	\$15,200	C
Gypsum Board	10%			LIFE	* *	5	\$3,000	C
Plaster	60%			LIFE	* *	5	\$9,100	С
Ceilings	0001			2024	راد واد	~	ф1.4. д 0.0	Б
AcousTileSusp.Lay-In	80%			2034	* *	5	\$14,700	В
Plaster	20%			LIFE	* *	5	\$2,300	В

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

Under 600 Volts

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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Electrical	Current Rep	pair	Future Replacement		M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts							
Service Equipment					_		_
Fused Disc Sw	100%		2041	**	5	\$100	В
	Other Observation, Exte		ea Affec	ted : 100%			
	Location : Electrical I						
Conitale as an / Conitalele and	Explanation: 800 Am	DS					
Switchgear / Switchboard Fused Disc Sw	100%		2041	* *	5	\$100	В
Raceway	10070		2041			Ψ100	ъ
Conduit	50%		2041	* *	1		В
Conduit	50%		2031	* *	1		В
Panelboards	3070		2031		1		
Fused Disc Sw	20%		2037	* *	5	\$100	В
Molded Case Bkrs	80%		2037	* *	5	\$300	В
Wiring						7000	
Thermoplastic	100%		2041	* *	1		В
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$100	В
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	В
	Other Observation, Exte		ea Affec	rted : 100%			
	Location : Water Main						
	Explanation: Connec	ted With Main Wa	ter Pipe				
Stand-by Power							
Transfer Switches	1000/		2024	* *		Φ4.600	ъ
Automatic	100%		2034	* *	1	\$4,600	В
Generators	1,000/		2020	* *	1	¢5.700	D
Diesel	100% Other Observation, Exte		2030		1	\$5,700	В
	Location : Basement	eni : Moderaie, Ar	еа Ајјес	nea : 100%			
	Explanation: One 150	Kva					
Batteries	<u> Е</u> лрининон . Оне 130	, 1114					
Nickel Cadmium	100%		2016	\$700	5	\$3,300	В
Fuel Storage	10070		2010	Ψ700		Ψ3,300	
Day Tank	100%		2037	* *	5	\$2,700	В
Duy Tunk	Other Observation, Exte			rted : 100%	5	Ψ2,700	D
	Location : Generator,		55				
	Explanation: 250 Gai	lons					
Lighting							
Interior Lighting							
Fluorescent	99%		2026	* *	10	\$13,400	В
	Other Observation, Exte		ea Affec	eted : 100%			
	Location: Throughou	t The Building					
	Explanation: T12,T8	And T5 Lamps					
HID	1%		2021	\$100	10		В
-							

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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Electrical	Current Repair		Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	60%		2026	* *	1		В
Exit, Service	40%		2026	* *	1		В

Mechanical	Cu	Current Repair Fut		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source Fuel Oil No 2	100%		2041	* *	5	\$4,600	В
Conversion Equipment Steam Boiler		tion, Extent : Light, Area asement Boiler Room	2026 Affected	* *	1	\$14,600	В
	Explanation	: 1 Unit					
Distribution Steam Piping/Pump	100%		2041	* *	4	\$700	В
Terminal Devices Convector/Radiator	100%		2026	* *	1	\$4,800	В
Air Conditioning Energy Source	100%		2020		1	\$4,800	Б
Electricity	100%		2037	* *	1		В
Conversion Equipment Window/Wall Unit No Component	65% 35%		2019	\$24,100	1		B D
Ventilation	3370						
Distribution							_
Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$1,600	B D
Exhaust Fans							
Roof No Component	20% 80%		2021	\$2,900	2	\$100	B D
Plumbing							
H/C Water Piping Galv Iron/Steel	100%		2026	* *	1		В
Water Heater Gas Fired	100%	tion, Extent : Light, Area	2019	\$4,200	2	\$200	В
	Location: Be	=					
Sanitary Piping		-					_
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s) Rigid Piping	100%		2016	\$11,100	4	\$2,000	В

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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Plumbing				
Fixtures				
Generic	100%			В
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		C
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : All Floors B-4			
	Explanation: 1 Unit			

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : SENECA ANNEX

Address : 999 FREEMAN STREET

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 07-Oct-2009 Landmark Status : NONE

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

Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Electrical		\$38,100
Mechanical		\$60,900
Total		\$99,100
Priority B		\$99,100
Total		\$99,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$4,400	\$5,800		
Interior Architecture	\$5,400		\$700	
Electrical	\$100	\$400	\$100	
Mechanical	\$3,700	\$14,200	\$3,900	\$1,900
Total	\$13,500	\$20,400	\$4,600	\$1,900
Priority A	\$4,400	\$5,800		
Priority B	\$3,700	\$14,600	\$3,900	\$1,900
Priority C	\$5,400		\$700	
Total	\$13,500	\$20,400	\$4,600	\$1,900



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

Asset #: 3015

Architecture	Current Repair	Future Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior						
Exterior Walls			_			
Cast Stone/Terra Cotta	5%	LIFE *:	* 5	\$14,600	Α	
	Recent Repair Evident, Extent : Lig Location : Throughout	ght, Area Affected : 60%				
Copper/Terne	5%	2065 *:	10	\$4,400	A	
	Recent Repair Evident, Extent : Lig Location : Throughout	ght, Area Affected : 60%				
Masonry: Brick	90%	LIFE *:	· 5	\$33,500	A	
	Recent Repair Evident, Extent : Lig Location : Throughout	ght, Area Affected : 60%				
Windows						
Aluminum	100%	2046 **	* 5	\$11,500	A	
	Recent Installation, Extent: Light, Location: Throughout	Area Affected : 100%				
Parapets						
Masonry: Brick	100%	LIFE *:	5	\$4,000	A	
Roof	050/	2031 *:	. 10	φ10. 2 00		
Modified Bitumen	97% Recent Replace Evident, Extent : L	2031	* 10	\$10,300	A	
	Location: Throughout	igni, Area Ajjeciea . 100%				
Skylight, Metal/Glass	3%	2051 *:	10	\$1,100	A	
	Recent Replace Evident, Extent : L Location : Throughout	ight, Area Affected : 100%				
nterior						
Floors						
Cast in Place Concrete	5%	LIFE *:	J	\$3,800	C	
Ceramic Tile	15%	2030 *:	J	\$5,200	C	
Vinyl Tile	15%	2026 *:	3	\$2,000	C	
Wood	65%	2049 *:	* 5	\$42,500	С	
Interior Walls	100/	2020		Φ.F. <00	<i>a</i>	
Ceramic Tile	10%	2030 *:	5	\$5,600	C	
Concrete Masonry Unit		LIFE *:	5	\$1,100	C	
Gypsum Board	70%	LIFE *:	5	\$23,700	C	
Plaster	15%	LIFE *:	* 5	\$2,500	С	
Ceilings	150/	2034 *:	k =	Φ Ε 20 0	D	
AcousTileSusp.Lay-In	15%	2034	5	\$5,200	В	
Gypsum Board	65%	LITE	5	\$28,300	В	
Plaster	20%	LIFE *:	* 5	\$4,400	В	

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

Under 600 Volts

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

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	**	5	\$100	В
	Other Observation, Extent:		cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service	ce Switch Rated @ 40	0 Amps			
Switchgear / Switchboard	1000/	2021	* *	~	¢100	D
Fused Disc Sw	100%	2031	* *	5	\$100	В
Raceway	1000/	2021	* *	1		D
Conduit Panelboards	100%	2031		1		В
Molded Case Bkrs	100%	2029	* *	5	\$600	В
Wiring	100%	2029			\$600	D
Thermoplastic	100%	2031	* *	1		В
Motor Controllers	10070	2031		1		Ъ
Locally Mounted	100%	2026	* *	5	\$200	В
Ground	10070	2020			Ψ200	ь
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	В
	Other Observation, Extent :	Moderate, Area Affe	cted : 100%			
	Location : Water Main					
	Explanation: Connected	With Main Water Pipe	ę			
Lighting						
Interior Lighting						
Fluorescent	30%	2021	\$16,800	10	\$6,400	В
	Other Observation, Extent :		cted : 100%			
	Location: Corridors, 1st					
	Explanation: T-12 Lamps	S				
HID	2%	2016	\$200	10		В
Incandescent	68%	2021	\$38,100	2	\$400	В
Egress Lighting						
Emergency, Battery	20%	2021	\$1,900	10	\$1,100	В
Exit, Service	80%	2021	\$3,100	1		В

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source	400						_
Natural Gas	100%		2031	* *	1		В

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

Asset #: 3015

Mechanical	Current Repair		Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Conversion Equipment								_	
Hot Water Boiler	50%			2026	* *	1	\$5,800	В	
			Extent : Light, Area		: 30%				
			ement Boiler Room ·.						
** *** * * * * * * * * * * * * * * * * *		tion : 2 Un	its	20.11	de de		Φ# 000		
Hot Water Boiler	50%			2041	* *	1	\$5,800	В	
			Extent : Light, Area		: 50%				
			ement Boiler Room						
D: . '1'	Explana	tion : 2 Un	its						
Distribution	1000/			2020	* *	4	¢1 200	D	
Hot Wtr Piping/Pump	100%			2029		4	\$1,200	В	
Terminal Devices Convector/Radiator	100%			2026	* *	1	\$7,500	D	
	100%			2020		1	\$7,300	В	
Air Conditioning Energy Source									
Electricity	100%			2029	* *	1		В	
Conversion Equipment	10070			2029		1		ъ	
Int Pkg Unit - Cooling	10%	Now	\$1,700	2022	\$34,000	2	\$100	В	
Int I kg Onit - Coomig			t : Severe, Area Aff			2	Ψ100	ъ	
			ement Boiler Room		570				
Window/Wall Unit	10%	- 5110 2010		2016	\$5,400	1		В	
No Component	80%			2010	\$3,400	1		D	
Distribution	8070							<u>D</u>	
Distribution Ductwork/Diffusers	10%			LIFE	* *	2	\$3,000	В	
No Component	90%			LITE		2	\$3,000	D	
Ventilation	7070								
Distribution									
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,900	В	
No Component	70%					- 0	42,500	D	
Exhaust Fans									
Roof	30%			2021	\$6,300	2	\$200	В	
No Component	70%				, , , , , ,		,	D	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2026	* *	1		В	
HW Heat Exchanger									
HTHW/HW	100%			2021	\$60,900			В	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		В	
Storm Drain Piping								<u> </u>	
Cast Iron	100%			LIFE	* *	1		В	
Sump Pump(s)									
Submersible	100%			2016	\$6,200	4	\$2,000	В	

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

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Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Address : 1215-1225 SENECA AVENUE

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 77,940 Project Type : HOMELESS SERVICES

Date of Survey : 08-Oct-2009 Landmark Status : NONE

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

Block : 2761 Lot : 43 BIN : 2006338

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$54,700	\$134,600
Interior Architecture	\$234,000	\$460,300
Electrical		\$113,200
Total	\$288,700	\$708,100
Priority A	\$54,700	\$134,600
Priority B		\$207,000
Priority C	\$234,000	\$366,500
Total	\$288,700	\$708,100

Total	\$28,100	\$44,400	\$20.800	\$14.200
Priority C				\$3,500
Priority B	\$10,300	\$44,400	\$16,700	\$10,600
Priority A	\$17,800		\$4,200	
Total	\$28,100	\$44,400	\$20,800	\$14,200
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Mechanical	\$5,100	\$36,900	\$11,500	\$5,700
Electrical	\$200	\$2,600	\$200	
Interior Architecture				\$3,500
Exterior Architecture	\$17,800		\$4,200	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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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

	Current Ro	epair	pair Future Replace		M	Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit Cod
erior							
Exterior Walls	0.007		LIEE	ale ale	_	#00.500	
Masonry: Brick	90%		LIFE	* *	5	\$80,600	A
	Water Penetration, Ex Location: B & C Lin	_		3%			
Masonry: Brick	10%		LIFE	* *	5	\$9,000	A
	Other Observation, Ex Location : North Fac		Area Affec	ted : 100%			
	Explanation: Cemen	nt Stucco Coated					
Windows							
Aluminum	95% Now	\$54,700	2037	* *	5	\$2,900	Α
	Broken/Missing Eleme		re, Area A	ffected : 20%			
	Location: Througho						
	Ctrwt/Balnc Not Func		Area Affe	cted : 60%			
	Location: Througho						
	Thermally Inefficient,		rea Affect	ed : 60%			
	Location: Througho						
Metal Clad	5% 2-4	\$17,800	2046	* *	5	\$900	A
	Corrosion/Rusting, Ex	tent : Moderate, A	Area Affec	ted : 20%			
	Location : Stairs						
	Glazing Broken/Crack	ed, Extent : Mode	rate, Arec	ı Affected : 15%			
	Location : Stairs						
	Thermally Inefficient, Location : Stairs	Extent : Moderate	e, Area Aff	fected : 50%			
Parapets							
	600/		LIDE	ماد ماد		Φ2.400	
Masonry: Brick	60%		LIFE	* *	5	\$3,400	A
Masonry: Brick Masonry: Brick	25%		LIFE	* *	5	\$1,400	A
Masonry: Brick Masonry: Brick Metal Panel	25% 10%		LIFE 2047	* *	5 5	\$1,400 \$2,200	A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete	25%		LIFE	* *	5	\$1,400	A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof	25% 10% 5%		LIFE 2047 LIFE	* *	5 5 5	\$1,400 \$2,200 \$1,800	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen	25% 10% 5% 98%		LIFE 2047 LIFE 2029	* * * * *	5 5 5	\$1,400 \$2,200 \$1,800 \$45,000	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass	25% 10% 5%		LIFE 2047 LIFE	* * * * * *	5 5 5	\$1,400 \$2,200 \$1,800	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass	25% 10% 5% 98%		LIFE 2047 LIFE 2029	* * * * * *	5 5 5	\$1,400 \$2,200 \$1,800 \$45,000	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors	25% 10% 5% 98% 2%	\$62,000	LIFE 2047 LIFE 2029 2047	* * * * * *	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100	A A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass	25% 10% 5% 98% 2%	\$62,000 Extent : Moderate	LIFE 2047 LIFE 2029 2047	* * * * * * * * * * * * * * * * * * *	5 5 5	\$1,400 \$2,200 \$1,800 \$45,000	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors	25% 10% 5% 98% 2%	Extent : Moderate	LIFE 2047 LIFE 2029 2047	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100	A A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, Location: Bathroom	Extent : Moderate s Showers	LIFE 2047 LIFE 2029 2047 2030 c, Area Aff	** ** ** ** ** **	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now	Extent : Moderate as Showers \$53,300	LIFE 2047 LIFE 2029 2047 2030 Area Aff 2021	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100	A A A
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, Location: Bathroom 30% Now Punct/Tear/Impact Date	Extent : Moderate s Showers \$53,300 mage, Extent : Mo	LIFE 2047 LIFE 2029 2047 2030 Area Aff 2021	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile Vinyl Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now Punct/Tear/Impact Dat Location: Througho	Extent : Moderate s Showers \$53,300 mage, Extent : Mo ut	2029 2047 2030 2, Area Aff 2021 oderate, A	* * * * * * * * * * * * * * * *	5 5 5 10 10 5	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700 \$10,500	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now Punct/Tear/Impact Dat Location: Througho 60% Now	Extent: Moderate ss Showers \$53,300 mage, Extent: Mo ut \$118,700	LIFE 2047 LIFE 2029 2047 2030 A Area Aff 2021 oderate, A	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile Vinyl Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now Punct/Tear/Impact Dat Location: Througho 60% Now Dry Rot/Decay, Extensi	Extent: Moderate s Showers \$53,300 mage, Extent: Mo ut \$118,700 t: Moderate, Area	LIFE 2047 LIFE 2029 2047 2030 A Area Aff 2021 oderate, A	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10 5	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700 \$10,500	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile Wood	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now Punct/Tear/Impact Dat Location: Througho 60% Now	Extent: Moderate s Showers \$53,300 mage, Extent: Mo ut \$118,700 t: Moderate, Area	LIFE 2047 LIFE 2029 2047 2030 A Area Aff 2021 oderate, A	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10 5	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700 \$10,500	A A A A C
Masonry: Brick Masonry: Brick Metal Panel Pre-Cast Concrete Roof Modified Bitumen Skylight, Metal/Glass erior Floors Ceramic Tile Vinyl Tile	25% 10% 5% 98% 2% 10% Now Cracking/Crumbling, I Location: Bathroom 30% Now Punct/Tear/Impact Dat Location: Througho 60% Now Dry Rot/Decay, Extensi	Extent: Moderate s Showers \$53,300 mage, Extent: Mo ut \$118,700 t: Moderate, Area	LIFE 2047 LIFE 2029 2047 2030 A Area Aff 2021 oderate, A	* * * * * * * * * * * * * * * * * * *	5 5 5 10 10 5	\$1,400 \$2,200 \$1,800 \$45,000 \$3,100 \$4,700 \$10,500	A A A A C

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

^{**} 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	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Ceilings							
Gypsum Board	80%		LIFE	* *	5	\$93,800	В
Plaster	20%		LIFE	* *	5	\$11,700	В

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts	·	•				
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$300	В
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2000 Amps Service					
Switchgear / Switchboard				_		_
Fused Disc Sw	100%	2031	* *	5	\$300	В
Raceway						_
Conduit	100%	2031	* *	1		В
Panelboards				_		_
Molded Case Bkrs	100%	2029	* *	5	\$1,700	В
Wiring	1000	2021	de de			
Thermoplastic	100%	2031	* *	1		В
Motor Controllers	1000/	2026	ماه ماه	-	\$400	ъ
Locally Mounted	100%	2026	* *	5	\$400	В
Ground						
Grounding Devices Not Accessible	100%					D
Not Accessible	Other Observation, Extent : Light, Are	a Affactad	. 100%			D
	Location: Basement	и Ајјестеи	. 100/0			
	Explanation : Covered With Insulati	on				
Lighting	Explanation . Covered with insulati	on				
Interior Lighting						
Fluorescent	23%	2021	\$34,700	10	\$13,200	В
Tuorescent	Other Observation, Extent : Moderate			10	ψ13 ,2 00	D
	Location : Corridors	,				
	Explanation: T-12 Lamps					
HID	2%	2021	\$500	10		В
IIID	Other Observation, Extent : Moderate		·	10		ь
	Location: Front Entrance, Roof	,				
	Explanation : High Pressure Sodiun	1				
Incandescent	75%	2021	\$113,200	2	\$1,100	В
Egress Lighting	1070	2021	Ψ113,200		Ψ1,100	
Exit, Service	50%	2026	* *	1		В
Exit, Battery	50%	2026	* *	10	\$2,100	В

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

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						•
Energy Source						
Natural Gas	100%	2041	* *	1		В
Conversion Equipment						
Hot Water Boiler	100%	2026	* *	1	\$31,100	В
	Other Observation, Extent: Light,		100%			
	Location: Basement Boiler Roo.	m				
	Explanation: 2 Units					
Distribution	1000	2020	de de		Φ2 100	
Hot Wtr Piping/Pump	100%	2029	* *	4	\$3,100	В
Terminal Devices	1000/	2026	* *		Ф20, 200	ъ.
Convector/Radiator	100%	2026	* *	1	\$20,300	В
Air Conditioning						
Energy Source	1000/	2020	* *	1		D
Electricity	100%	2029	**	1		В
Conversion Equipment	100/	2016	¢14.600			D
Window/Wall Unit	10%	2016	\$14,600	1		В
No Component	90%					D
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$34,900	В
Exhaust Fans	10070	LIFE		2-3	\$34,900	ь
Roof	100%	2026	* *	2	\$1,900	В
Plumbing	10070	2020	_		\$1,900	ь
H/C Water Piping						
Galv Iron/Steel	100%	2026	* *	1		В
Water Heater	10070	2020		1		ь
Gas Fired	100%	2016	\$16,500	2	\$900	В
Gus I neu	Other Observation, Extent : Light,			2	Ψ	Ь
	Location : Boiler Room	3,5				
	Explanation : Needs A Hot Wate	er Tank				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		В
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		В
Vertical Transport						
Elevators						
Hydraulic	10%	LIFE	* *			C
-	Other Observation, Extent : Light,	Area Affected :	10%			
	Location : B - G					
	Explanation: 1 Frieght					

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 20-Oct-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 13307 Lot : 91 BIN : 4430508

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$36,100	\$189,000
Interior Architecture		\$371,000
Electrical		\$41,300
Mechanical		\$110,400
Total	\$36,100	\$711,700
Priority A	\$36,100	\$189,000
Priority B		\$225,100
Priority C		\$297,600
Total	\$36,100	\$711,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture				
Interior Architecture	\$39,300		\$8,700	
Electrical	\$1,600	\$27,800		
Mechanical	\$23,400	\$16,100	\$9,500	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,200	\$47,900	\$22,200	\$9,300
Priority A				
Priority B	\$43,700	\$47,900	\$13,500	\$9,300
Priority C	\$24,600		\$8,700	
Total	\$68,200	\$47,900	\$22,200	\$9,300



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

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

DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Architecture		Current F	Repair	Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod	
xterior									
Exterior Walls						_			
Masonry: Brick	100%			LIFE	* *	5	\$56,100	A	
Windows	1000		\$2.5.1.00	2025	ماد ماد	_	# 1 000		
Aluminum	100%		\$36,100	2037	**	5	\$1,900	A	
			xtent : Light, Area	Аဌјестеа	: 40%				
D	Locanoi	n : At Sills T	nrougnout						
Parapets Matala Gaza/Fanas	100%			2024	* *	5-10	¢ (0, 500		
Metal: Cage/Fence	100%			2034		5-10	\$68,500	A	
Roof Built-Up (BUR)	65%			2031	* *	10	\$46,800	A	
Built-Op (BOK)			Extent : Light, Area		· 100%	10	\$40,800	A	
		n : Through	_	11,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. 10070				
Metal Panel	35%			2034	* *	10	\$46,200	A	
terior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$8,000	C	
Vinyl Tile	95%			2026	* *	3	\$26,100	C	
Interior Walls									
Ceramic Tile	10%			2024	\$257,100	5	\$8,800	C	
Concrete Masonry Unit	13%			LIFE	* *	5	\$4,600	C	
Gypsum Board	77%		\$24,600	LIFE	* *	5	\$40,500	C	
			xtent : Light, Area		: 5%				
	Location	n : Through	out Rooms 208-216	ĺ.					
Ceilings									
Gypsum Board	80%		\$14,800	LIFE	* *	5	\$73,400	В	
			xtent : Light, Area		: 5%				
	Location	n : Through	out Rooms 208-216)					
Plaster	20%			LIFE	* *	5	\$9,200	В	

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	* *	5	\$200	В
	Other Observation, Extent:	Moderate, Area Affected: 1	00%			
	Location : Electrical Room	n				
	Explanation: Two 800 Ar	nps Main Disconnect Switch				
Switchgear / Switchboard						
Fused Disc Sw	100%	2031	* *	5	\$200	В
Raceway						
Conduit	100%	2031	* *	1		В
Panelboards						
Molded Case Bkrs	100%	2029	* *	5	\$1,300	В
Wiring						
Thermoplastic	100%	2031	* *	1		В

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

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

DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Electrical	Current Repair	Future Replacement		M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code			
Under 600 Volts	•	•				•			
Motor Controllers									
Locally Mounted	100%	2026	* *	5	\$300	В			
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$700	В			
Stand-by Power									
Batteries	1000/	2015	\$600	5	¢1 000	D			
Lead/Acid	100% Not Functioning, Extent : Moderate, A	2015 rea Affect	\$600 ed:100%	5	\$1,800	В			
	Location: Electrical Room								
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%						
	Location : Electrical Room								
	Explanation: One 15 Kva 208v/120v	Uninterr	uptible Power Syst	em (ups)					
Lighting									
Interior Lighting	6007	2026	* *	4.0	ф оп 000				
Fluorescent	60%	2026		10	\$27,000	В			
	Other Observation, Extent : Moderate, Location : Throughout	Area Affe	ected : 90%						
	Explanation: Using T8 Lamps								
Fluorescent	35%	2021	\$41,300	10	\$15,700	В			
Tuorescent	Other Observation, Extent : Moderate,			10	Ψ15,700	Ъ			
	Location : Throughout								
	Explanation: Using T12 Lamps								
HID	5%	2026	* *	10	\$100	В			
Egress Lighting					•				
Emergency, Service	50%	2021	\$4,000	1		В			
Exit, Service	50%	2021	\$4,000	1		В			
Lightning Protection			· · ·						
Arresters/Cabling									
Generic	100%	2036	* *	5	\$800	В			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		В
Conversion Equipment						
Hot Water Boiler	50%	2038	* *	1	\$12,200	В
	Other Observation, Extent : Light, Are	a Affected :	50%			
	Location: Basement Boiler Room					
	Explanation: 1 Of 2 Units					
Hot Water Boiler	50%	2026	* *	1	\$12,200	В
	Other Observation, Extent : Light, Are	a Affected :	50%			
	Location : Basement Boiler Room					
	Explanation: 1 Of 2 Units					

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

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

DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Asset #: 2670

Mechanical		Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$3,600	В
Terminal Devices								_
Air Handler	25%		\$7,500	2021	\$75,000	1	\$6,800	В
			lerate, Area Affecte	ed: 3%				
		i: I Unit Ir	Basement					
Convector/Radiator	75%			2026	* *	1	\$11,900	В
Air Conditioning								
Energy Source	1000/			2020	* *	1		D
Electricity Conversion Equipment	100%			2029		1		В
Conversion Equipment Int Pkg Unit -	15%			2025	* *	2	\$500	В
Heating/Cooling	1370			2023		2	\$300	Ь
Window/Wall Unit	10%			2016	\$11,400	1		В
No Component	75%			2010	Ψ11,100	•		D
Ventilation	,,,,							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,300	В
Exhaust Fans								
Interior	20%			2021	\$12,300	2	\$300	В
Roof	80%	Now	\$10,600	2021	\$35,400	2	\$1,000	В
	Not in Ser Location		t : Severe, Area Aff	fected : 6	50%			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		В
HW Heat Exchanger								
HTHW/HW	100%			2051	* *			В
			Extent : Light, Area	Affected	! : 100%			
		ı : Boiler R						
Conitorn Dining	Explana	tion : I Bra	ınd New Unit					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping	100%			LIFE		1		ь
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)	100/0			LHL		1		ע
Rigid Piping	100%			2021	\$10,300	4	\$1,300	В
Sewage Ejector(s)	100/0			2021	Ψ10,500	•	Ψ1,500	<u> </u>
Electric	100%			2026	* *	4	\$1,300	В
Backflow Preventer	10070					•	41,000	
Generic	100%			2026	* *	1	\$3,000	В
Fixtures							, -,	
Generic	100%							В
								

Vertical Transport

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

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

DEPT. OF HOMELESS SERVICES - 071 SPRINGFIELD FAMILY INN

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		C
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location : C-2			
	Explanation: 1 Unit			

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Address : 100 CENTRAL AVENUE @ SLOSSON TERR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,134 Project Type : HOMELESS SERVICES

Date of Survey : 21-Jun-2013 Landmark Status : NONE

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

Block : 6 Lot : 14 BIN : 5000048

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$51,600	
Interior Architecture	\$220,800	\$223,600
Electrical		\$338,500
Total	\$272,400	\$562,100
Priority A	\$51,600	
Priority B	\$83,600	\$338,500
Priority C	\$137,200	\$223,600
Total	\$272,400	\$562,100

Total	\$227,700	\$23,900	\$32,000	\$24,400
Priority C	\$51,400			\$2,900
Priority B	\$58,700	\$23,900	\$27,600	\$21,500
Priority A	\$117,600		\$4,400	
Total	\$227,700	\$23,900	\$32,000	\$24,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Mechanical	\$15,400	\$10,400	\$14,100	\$7,300
Electrical	\$21,400	\$1,600	\$1,600	\$2,300
Interior Architecture	\$61,500			\$2,900
Exterior Architecture	\$117,600		\$4,400	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

Asset #: 1944

Architecture	С	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Exterior Walls								
Cast in Place Concrete	Broken/Missi Location : E Exposed Rein	asement forcemen	\$19,800 nts, Extent : Seve Window At South t, Extent : Severe Window At South	Facade , Area A <u>j</u>		5	\$7,700	A
Concrete Masonry Unit	Cracking/Cru Location : S Other Observ Location : S	South Factories, Extended to the Extended to t	tent : Moderate, A	Area Affe	cted : 100%	5	\$2,900	A
Masonry: Brick	25% Misaligned/B	Now ulging, E	\$51,600 xtent : Severe, Ar r At South Facado	LIFE ea Affect	* *	5	\$7,700	A
Masonry: Brick	40%			LIFE	* *	5	\$24,700	A
Stucco Cement		_	\$4,800 Extent : Moderate de	2037 , Area Aj	* * ffected : 15%	5	\$1,900	A
Stucco Cement	10%			2037	* *	5	\$7,700	A
Windows								
Aluminum			\$26,800 , Extent : Modera ut	2040 ute, Area	* * Affected : 25%	5	\$900	A
Steel	Corrosion/Ru Location : I Deteriorated Location : I	Fifth Floo Finish, E. Fifth Floo efficient, I	xtent : Moderate, r Extent : Moderate	Area Aff	fected : 50%	5	\$1,300	A
Parapets								
Masonry: Brick				LIFE rea Affec	* * ted : 10%	5	\$1,100	A
Metal Panel		-	\$700 nts, Extent : Mod	2044 erate, Ar	* * ea Affected : 15%	5	\$200	A
Metal Rail	Deteriorated		\$200 xtent : Moderate, s Of Building	2029 Area Aff	* * fected : 50%	5	\$600	A
Stucco Cement	25%			2037	* *	5	\$1,000	A
	-270			_55,			Ψ1,000	

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

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

Asset #: 1944

Architecture	Current Repair		Future Replacement		Maintenance			
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
xterior								
Roof								
Modified Bitumen	95%		4	2029	* *	10	\$12,500	A
Skylight, Metal/Glass	5%	2-4	\$17,700	2034	**			Α
			nents, Extent : Light	t, Area A	ffected: 20%			
·	Location	ı : Through	out					
terior								
Floors Ceramic Tile	5%	0-2	\$13.900	2027	* *	5	\$800	С
Ceramic Tile			Extent : Severe, A			3	\$600	C
	_	ı : Through		earyjec	nea . 10070			
Marble Panels	5%			LIFE	* *	5	\$2,400	С
Terrazzo	15%	Now	\$14,100	LIFE	* *	5	\$3,700	C
TCHAZZO	Cracking/		Extent : Moderate		ffected : 10%	3	\$3,700	C
Vinyl Tile	75%	2-4	\$22,400	2024	\$223,600	3	\$8,800	С
Š	_	Crumbling, 1 : Through	Extent : Moderate	, Area A			. ,	
Interior Walls								
Plaster	100%	0-2	\$137,200	LIFE	* *	5	\$11,300	C
			Extent : Light, Are	ea Affect	ed : 20%			
	Location	ı : Through	out					
Ceilings	0.004	2.4	402 500	2020	* *	_	φ1 2 <00	
AcousTileSusp.Lay-In	80%		\$83,600	2029		5	\$12,600	В
	Cracking/Crumbling, Extent : Severe, Area Affected : 100% Location : Throughout							
		i : Inrougn	оит					
Metal Panel	5%		***	LIFE	* *	5	\$3,900	В
Plaster	15%		\$8,100	LIFE	**	5	\$2,900	В
		ietration, E i : Through	Extent : Light, Area out	Affected	: 20%			

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2024	\$1,000	5	\$100	В
	Other Observation, Extent : M.	loderate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service	Switch Rated 800 A	Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2024	\$14,800	5	\$100	В
Raceway						
Conduit	100%	2024	\$2,600	1		В
Panelboards						
Fused Disc Sw	10%	2023	\$1,100	5	\$100	В
Molded Case Bkrs	90%	2023	\$10,100	5	\$500	В

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

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

Asset #: 1944

Electrical	Current R	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts	•							
Wiring								
Thermoplastic	100%		2024	\$4,000	1		В	
Ground								
Grounding Devices	1000/			de de	_	Φ.500		
Generic	100%		LIFE	* *	5	\$600	В	
Stand-by Power								
Transfer Switches	1000/		2024	¢10.000	_	¢100	D	
Manual	100%		2024	\$10,800	5	\$100	В	
Generators Not Accessible	100%						D	
Not Accessible	100%						D	
Batteries Not Accessible	100%						D	
	100%						D	
Lighting Interior Lighting								
Fluorescent	99%		2019	\$50,100	10	\$19,100	В	
Tuorescent	T-12 Lamps, Extent :	Moderate. Area At			10	Ψ12,100	Ь	
	Location : Through		,	.00,0				
Fluorescent	1%		2024	\$500	10	\$200	В	
Tuorescent	Other Observation, E.	xtent : Moderate. A			10	Ψ200	Ь	
	Location : Basement							
	Explanation: Comp	act Fluorescent Li	ght Fixtu	ires				
Egress Lighting			0					
Emergency, Battery	50%		2032	* *	10	\$2,500	В	
Exit, Service	50%		2032	* *	1	, ,	В	
Exterior Lighting								
HID	100%		2024	\$900	10	\$100	В	
Alarm								
Security System								
No Component	50%						D	
Generic	50%		2024	\$36,700	1	\$4,000	В	
	Other Observation, E.	xtent : Moderate, A	Area Affe	cted : 100%				
	Location: Hallways, Outside							
	Explanation: C C T	V Surveillance C	amera					
Fire/Smoke Detection								
Generic	100%		2024	\$251,200	1-3	\$13,600	В	
	Other Observation, Extent : Moderate, Area Affected : 100%							
		Location: Throughout The Building						
	Explanation : Strobe	e Lights, Manual P	ull Statio	on, Horns And Smo	ke Detec	etors		

Mechanical	Currer	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		В

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

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

Asset #: 1944

Mechanical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•		•				•
Conversion Equipment							
Steam Boiler	100%		2029	* *	1	\$20,800	В
		vation, Extent : Light, Arc	ea Affected	: 100%			
		Basement Boiler Room					
	Explanatio	n : 2 Units					
Distribution	1000/		2024	* *	4	ф1 000	ъ
Steam Piping/Pump	100%		2034	* *	4	\$1,000	В
Terminal Devices	1000/		2027	* *	1	¢c 000	D
Convector/Radiator	100%		2037	4 4	1	\$6,800	В
Air Conditioning							
Energy Source Electricity	100%		2032	* *	1		В
Conversion Equipment	100/0		2032	· ·	1		ע
Window/Wall Unit	10%		2019	\$4,900	1		В
No Component	90%		2017	φ+,,,ου	1		D
Terminal Devices	7070						Ъ
Fan Coil - Cooling	2%		2024	\$400	1	\$100	В
No Component	98%		202.	Ψ100	•	Ψ100	D
Heat Rejection	, , , ,						
Air Condenser Unit	2%		2024	\$100	2	\$300	В
No Component	98%			·		,	D
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$18,600	В
Exhaust Fans							
Roof	100%		2024	\$18,900	2	\$700	В
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2029	* *	1		В
Water Heater	4.00			* = = 0		4.00	_
Gas Fired		Now \$1,700		\$5,500	2	\$300	В
		ent : Severe, Area Affected					
		2 Dwh Need Replacemen		1000/			
		vation, Extent : Light, Ard	ea Affected .	: 100%			
		Boiler Room					
Caritama Dinina	Explanatio	n: 5 Units					
Sanitary Piping	1000/		LIDD	* *	1		D
Cast Iron	100%		LIFE	-1- Tr	1		В
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	100%		LIFE		1		Д
Sump Pump(s) Submersible	100%		2017	\$6,200	1	\$2,000	В
Submersible	100%		2017	\$0,200	4	\$2,000	а

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

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

Mechanical	Current Repair	Future Replacement	N	Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority Code		
Plumbing							
Backflow Preventer							
No Component	90%				D		
Generic	10%	2029 * :	* 1	\$100	В		
	Other Observation, Extent: Light,	Area Affected : 10%					
	Location: Boiler Room						
	Explanation: Boilers Only						
Fixtures					_		
Generic	100%				В		
	Obsolete Fixtures, Extent : Modera	ıte, Area Affected : 20%					
	Location : Bathtubs						
Vertical Transport							
Elevators	400-1				~		
Geared Traction	100%	LIFE *:	ķ		C		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : B-6						
	Explanation: 2 Units						
Fire Suppression							
Sprinkler					_		
Generic	100%	2044 *:	1-2	\$5,900	В		
Chemical System							
Generic	100%	2022 \$24,300) 1-3	\$41,400	В		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Kitchen						
	Explanation: Ansul-102						

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : STOCKHOLM RESIDENCE (2 BUILDINGS)

Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE

Borough : BROOKLYN Agency's Number : FK28

Area Sq Ft : 55,000 Project Type : HOMELESS SERVICES

Date of Survey : 24-Nov-2009 Landmark Status : NONE

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

Block : 3243 Lot : 46 BIN : 3073773

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$156,700	\$46,900
Interior Architecture		\$207,400
Electrical		\$108,400
Total	\$156,700	\$362,700
Priority A	\$156,700	\$46,900
Priority B		\$165,200
Priority C		\$150,600
Total	\$156,700	\$362,700

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$46,000		\$4,500	
Interior Architecture	\$17,200	\$21,900		\$1,500
Electrical	\$1,000	\$400	\$100	
Mechanical	\$4,100	\$14,600	\$8,700	\$3,700
Total	\$68,400	\$36,900	\$13,300	\$5,100
Priority A	\$46,000		\$4,500	
Priority B	\$5,100	\$15,000	\$8,800	\$3,700
Priority C	\$17,200	\$21,900		\$1,500
Total	\$68,400	\$36,900	\$13,300	\$5,100



Maintenance \$ are aggregated over a ten-year period. Site specific 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 RESIDENCE (2 BUILDINGS)

Asset #: 4457

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior								
Exterior Walls	500/ N	Φ70 200	LIEE	* *	~	Ф 22 400		
Masonry: Brick	50% Now	\$78,300	LIFE		5	\$23,400	Α	
	Cracking/Crumbling Location: South A		e, Area Ajj	eciea : 10%				
	Sidewalk Shed in Use		a Araa At	Factod . 350/				
	Location : South A		е, птеи пу	jecieu . 3570				
Masanuru Duials	-		LIEE	* *		\$23,400	Λ	
Masonry: Brick	50% Now Cracking/Crumbling	\$78,300	LIFE		5	\$23,400	A	
	Location: Through		, 111eu 11jj	eciea . 1070				
	Other Observation, I		Affected	100%				
	Location : Areaway		rijjecieu .	10070				
	Explanation : Stuce							
Windows	2. promotion i state	o o n z n e n						
Aluminum	90%		2037	* *	5	\$9,000	A	
Metal Clad	10%		2029	* *	5	\$6,200	A	
Parapets								
Masonry: Brick	35%		LIFE	* *	5	\$2,700	A	
Masonry: Brick	65%		LIFE	* *	5	\$5,000	A	
	Other Observation, I	Extent : Light, Area	Affected:	100%				
	Location : Areaway	ys And Interior Fac	e					
	Explanation : Stuce	co On Brick						
Roof								
Modified Bitumen	95% Now	\$34,700	2026	* *			A	
	Alligatoring, Extent		ed : 20%					
	Location : Through							
	Water Penetration, E		Area Affec	ted : 10%				
	Location : Above D							
Skylight, Metal/Glass	5% Now	\$11,300	2031	* *			A	
	Miss/Damaged Flash	nings, Extent : Mod	erate, Are	a Affected : 10%				
		Location: Stairs						
	Water Penetration, E	Extent : Moderate, A	Area Affec	ted : 10%				
	Location : Stairs							
Interior								
Floors Cast in Place Concrete	50/		LIFE	* *	5	¢5 100	C	
Cast in Place Concrete Ceramic Tile	5% 20%		2030	* *	5 5	\$5,100 \$9,300	C C	
Vinyl Tile	25% 25%		2021	\$110,700	3	\$5,800	C	
Wood	50%		2021	\$110,700 * *	5	\$43,800	C	
Interior Walls	3070		2030			\$45,800		
Ceramic Tile	20%		2030	* *	5	\$22,100	C	
Gypsum Board	60%		LIFE	* *	5	\$39,800	C	
Plaster	20%		LIFE	* *	5	\$6,600	C	
Ceilings						Ψ0,000		
Gypsum Board	100%		LIFE	* *	5	\$56,800	В	
71	Water Penetration, E	Extent : Moderate, A		ted : 10%		, - 3		
	Location : Apartme							

Maintenance \$ are aggregated over a ten-year period. Site specific 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 RESIDENCE (2 BUILDINGS)

Asset #: 4457

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent	2031	**	5	\$200	В
	Location : Electrical Roo		eciea : 100%			
	Explanation : Main Servi		00 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%	2031	**	5	\$200	В
Raceway						
Conduit	100%	2031	* *	1		В
Panelboards Molded Case Bkrs	100%	2029	* *	5	\$1,200	В
Wiring Thermoplastic	100%	2031	* *	1		В
Motor Controllers						
Locally Mounted	100%	2026	* *	5	\$300	В
Ground						
Grounding Devices Generic	100% 2-4	\$900 LIFE	* *	5	\$700	В
Generic	Other Observation, Extent Location: Water Main Explanation: Corroded			3	\$700	Б
Lighting						
Interior Lighting Fluorescent	35% Other Observation, Extent Location : Throughout	2021 : Moderate, Area Affe	\$37,900 ected : 100%	10	\$14,400	В
	Explanation: Using T-12	Lamps				
Incandescent	65%	2021	\$70,500	2	\$700	В
Egress Lighting					·	
Emergency, Service	50%	2021	\$3,700	1		В
Exit, Service	50%	2021	\$3,700	1		В
Exterior Lighting HID	100%	2021	\$1,800	10	\$100	В

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
leating	•	•				•	
Energy Source							
Natural Gas	100%	2031	* *	1		В	
Conversion Equipment							
Hot Water Boiler	100%	2026	* *	1	\$22,300	В	
	Other Observation, Extent : Light, Area	a Affected .	: 100%				
	Location : Boiler Room						
	Explanation: 5 Units-300,000 Btu/hr	Ea					

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$2,200	В
Terminal Devices								
Convector/Radiator	100%			2026	* *	1	\$14,600	В
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		В
Conversion Equipment								
Window/Wall Unit	10%			2019	\$10,500	1		В
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	В
Exhaust Fans								
Interior	20%			2021	\$11,300	2	\$300	В
Roof	80%			2021	\$32,500	2	\$1,100	В
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		В
Water Heater								
Gas Fired	100%			2019	\$11,900	2	\$700	В
		ervation, Extent	t : Light, Area	Affected	: 100%			
	Location	: Boiler Room						
	Explana	tion : 2 Units - A	1 O Smith 100	Gallons	Ea			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		В
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		В
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,300	4	\$2,000	В
Fixtures								
Generic	100%							В

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

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Address : 357 MARCUS GARVEY BLVD.

Borough : BROOKLYN Agency's Number : N/A

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 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,836,500	\$509,800
Interior Architecture	\$3,352,500	\$378,900
Electrical		\$1,345,800
Mechanical	\$352,600	\$616,400
Total	\$5,541,600	\$2,850,900
Priority A	\$1,836,500	\$509,800
Priority B	\$1,449,700	\$1,962,300
Priority C	\$2,255,500	\$378,900
Total	\$5,541,600	\$2,850,900

EXPENSE Exterior Architecture	FY 2015 \$17,800	FY 2016	FY 2017	FY 2018 \$14,700
Interior Architecture	\$35,600			\$10,500
Electrical	\$40,300	\$21,500	\$19,000	\$20,100
Mechanical	\$115,900	\$41,000	\$65,900	\$73,400
Total	\$209,600	\$62,400	\$84,900	\$118,600
Priority A	\$17,800			\$14,700
Priority B	\$156,200	\$62,400	\$84,900	\$93,500
Priority C	\$35,600			\$10,500
Total	\$209,600	\$62,400	\$84,900	\$118,600



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

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

Asset #: 1975

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior	<u> </u>			•				•
Exterior Walls Cast Stone/Terra Cotta		0-2 Crumbling, : Through	\$239,500 Extent: Severe, A	LIFE rea Affec	* * ted : 30%	5	\$116,200	A
Masonry: Brick	90% Cracking/0	Now	\$894,600 Extent : Moderate	LIFE , Area A <u>j</u>	* * ffected : 10%	5	\$267,600	A
		etration, E : Through	xtent : Moderate, A out	Area Affe	cted : 20%			
Masonry: Sandstone	5%			LIFE	* *	5	\$11,200	A
Windows Aluminum	-	0-2 ution, Exter : Through	\$45,600 at : Light, Area Affe out	2039 ected : 10	**	5	\$9,500	A
Metal Louvers	5%			2032	* *	10	\$6,300	A
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$11,900	A
Copper/Terne		0-2 issing Elem : Through	\$2,700 nents, Extent : Ligh out	2043 t, Area A	* * ffected : 10%	5	\$3,700	A
Masonry: Brick	_	0-2 Crumbling, : Through	\$459,500 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$69,200	A
Masonry: Granite		0-2 r Miss/Erod : Through	\$15,100 d, Extent : Light, A out	LIFE rea Affec	* * ted : 10%	5	\$2,900	A
Metal Panel	3%			2043	* *	5	\$8,900	A
Roof							. ,	
Asphalt Shingle	Location Water Pen	: Over Dr	xtent : Moderate, A					A
Metal Panel	7%			2036	* *	10	\$43,700	A
Modified Bitumen	35% Gut/DS No Location Water Pen	: Over Thi etration, E	xtent : Light, Area	2028 ate, Area		10	\$13,700	A
Cl., 1, DI M. 1		: Through	оит	2020	* *	10	¢10.000	
Single Ply Membrane Skylight, Metal/Glass	3% 5%			2028 2033	**	10 10	\$10,200 \$56,800	A A

Interior

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

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

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
nterior			•				•
Floors Cast in Place Concrete	55% 0-2 Cracking/Crumbling Location : Throug		LIFE ea Affecte	* * ed : 10%	5	\$335,300	С
Ceramic Tile	5% 0-2 Cracking/Crumbling Location: Through	_	2026 ea Affecte	* * ed : 10%	5	\$7,000	С
Vinyl Tile	30% Now Adhesion Failure, E Location: Throug Broken/Missing Eler Location: Throug	hout ments, Extent : Seve			3	\$31,400	С
Wood	10% Now Broken/Missing Eler Location: Second Dry Rot/Decay, Exte Location: Second Split/Cracked, Exter Location: Second	\$235,100 ments, Extent : Moa And Third Floors ent : Moderate, Area And Third Floors at : Moderate, Area	a Affected	1 : 25%	5	\$26,100	С
Interior Walls Ceramic Tile	10% Now Broken/Missing Elec Location: Old Poo		2026 lerate, Ar	* * ea Affected : 25%	5	\$10,900	С
Concrete Masonry Unit	15% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	** ed : 10%	5	\$13,100	С
Gypsum Board	15% Now Cracking/Crumbling Location: Through		LIFE e, Area Aj	* * ffected : 10%	5	\$19,600	С
Masonry: Brick	10% 0-2 Cracking/Crumbling Location: Through Water Penetration, Location: Through	hout Extent : Moderate, 1	-	-			С
Plaster	45% Now Cracking/Crumbling Location: Second Paint Peeling, Exter Location: Second	And Third Floors,T at : Severe, Area Aff	Throughou	ut	5	\$29,400	С
Wood	5% 0-2 Deteriorated Finish Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$43,600	С

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

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

Asset #: 1975

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Struc: Steel	40%			LIFE	* *			В
Exposed Struc: Wood	40%	Now	\$620,600	LIFE	* *			В
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Drill Flo	or, Throughout					
Plaster	20%	Now	\$476,400	LIFE	* *	5	\$34,800	В
	Broken/Mi	issing Elem	nents, Extent : Seve	re, Area	Affected : 50%			
	Location: Second And Third Floors And Penthouse Throughout							
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Second A	And Third Floors A	nd Penth	ouse			

ectrical	Current Repair			Futur	e Replacement	Maintenance		
tem Component Type	% of 1 Total	Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
ler 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	* *	5	\$800	В
	Other Obse	ervation, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location .	: Basement						
	Explanati	ion : No Rat	ing Accessible					
Transformers								
Dry Type	100%			2021	\$13,900	5	\$700	В
			ent : Moderate, A	Area Affe	cted : 100%			
	Location	: Machine F	Room					
	Explanati	ion: 2 @ 27	7/480					
Switchgear / Switchboard								
Fused Disc Sw	75%			2033	* *	5	\$600	В
Molded Case Bkrs	25%			2023	\$29,600	5	\$1,200	В
Raceway								
Conduit	80%			2023	\$24,900	1		В
Conduit	20%			2033	* *	1		В
Panelboards								
Molded Case Bkrs	20%			2031	* *	5	\$1,000	В
Molded Case Bkrs	80%			2022	\$71,900	5	\$3,900	В
Wiring								
Braided Cloth	50%	2-4	\$24,300	2048	* *	1		В
		-	t : Moderate, Are ut The Building	a Affecte	ed : 100%			
TP1		. inoughor	u The Bullaing	2022	* *	1		D.
Thermoplastic	50%			2033	* *	1		В
Motor Controllers Locally Mounted	100%			2021	\$158,400	5	\$1,200	В

Ground

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

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

Asset #: 1975

Electrical	Current Repair	Future	Replacement	M						
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code				
Ground	•									
Grounding Devices										
Generic	100%	LIFE	* *	5	\$2,700	В				
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%							
	Location: Basement									
	Explanation : Water Main									
Stand-by Power										
Transfer Switches	1000	2020	ate ate		Φ.σ.σ. 0.00	-				
Automatic	100%	2028	* *	1	\$57,000	В				
Generators	1000	2026	ate ate		Φ 	-				
Diesel	100%	2026	* *	1	\$71,500	В				
		Not in Service, Extent : Severe, Area Affected : 100%								
	Location: Generator Room									
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Generator Room									
Danada	Explanation: Kohler Genset; Rating	g Not Availat	ole							
Batteries Lead/Acid	100%	2016	\$600	5	\$6,800	В				
	100%	2010	\$000	3	\$0,000	Б				
Fuel Storage Main Tank	100%	2038	* *	5	\$5,500	В				
Lighting	100/0	2030			Ψ5,500	D				
Interior Lighting										
Fluorescent	75%	2023	\$336,400	10	\$128,100	В				
110010000110	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location: Throughout	. 30								
	Explanation: T-8 Lamps									
HID	20%	2023	\$15,200	10	\$1,200	В				
	Other Observation, Extent : Moderate			10	Ψ1,200					
	Location: Main Hall									
	Explanation: Type: Mercury									
Incandescent	5%	2023	\$22,400	2	\$200	В				
Egress Lighting			422,100		Ψ230					
Emergency, Service	50%	2023	\$15,400	1		В				
Exit, Service	50%	2023	\$15,400	1		В				
Exterior Lighting			,, - 30			•				
HID	100%	2023	\$7,500	10	\$600	В				
Alarm			1 - 7 - 3 -	-	,					
Fire/Smoke Detection										
No Component	70%					D				
Generic	30%	2023	\$651,000	1-3	\$34,200	В				

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

Heating

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

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

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

DEPT. OF HOMELESS SERVICES - 071 SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset #: 1975

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Heating Energy Source Fuel Oil No 6	40% Other Observation, Extent: Light, Location: Basement Explanation: 2 Units Of 4,000 C		5 \$23,100	В
Natural Gas	60%	2043 **	1	В
Conversion Equipment Steam Boiler	100% Now \$107,, Corroded, Extent: Moderate, Area Location: Boilers Other Observation, Extent: Light, Location: Boiler Room	300 2036 ** a Affected : 20%	1 \$166,200	В
Distribution Steam Piping/Pump	Explanation: 2 Units 100% Now \$68, Leak Evident, Extent: Severe, Are Location: Basement Steam Traps Faulty, Extent: Sevent Location: Throughout	a Affected : 20%	4 \$9,200	В
Terminal Devices Air Handler	40% Now \$45, Unit Inoperable, Extent : Severe, A Location : Basement		1 \$41,500	В
Convector/Radiator	60% Now \$85, Damaged, Extent: Moderate, Area Location: Throughout		1 \$32,500	В
Air Conditioning Conversion Equipment Ext Pkg Unit - Cooling	15% Recent Installation, Extent: Light, Location: To Serve The Kitchen Other Observation, Extent: Light, Location: Roof	Area	2 \$1,700	В
V. G	Explanation: Under Construction	on		
No Component Distribution Ductwork/Diffusers No Component	85% 15% 85%	LIFE **	2 \$36,300	B D
Ventilation Distribution Ductwork/Diffusers	100%	LIFE **	2-5 \$103,900	В
Exhaust Fans Interior	60% Now \$1,000 Not in Service, Extent: Severe, Are Location: Throughout, Bathroom	ea Affected : 20%	2 \$2,800	В
Roof	40%	2023 \$18,000	2 \$2,300	В
Plumbing			• •	

Plumbing

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

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

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

DEPT. OF HOMELESS SERVICES - 071 SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing							
H/C Water Piping Galv Iron/Steel	100% Now Corroded, Extent : M Location : Through	. 00	2028 cted : 15	* *	1		В
Water Heater	0						
Gas Fired	40% Now Broken, Extent : Seve Location : Boiler R		2023 100%	\$19,700	2	\$900	В
Gas Fired	60%		2022	\$29,500	2	\$1,700	В
HW Heat Exchanger Low Temp	100%		2023	\$65,500	4	\$27,700	В
Sanitary Piping				· · · · · · · · · · · · · · · · · · ·		. ,	
Cast Iron	100% Now Blockage /Clogged, 1 Location : Basemer		LIFE Area Affe	* * ected : 15%	1		В
Storm Drain Piping		·					
Cast Iron	100% Now Blockage /Clogged, I Location : Roof	\$29,500 Extent : Moderate, 1	LIFE Area Affe	* * ected : 15%	1		В
Sump Pump(s)							
Rigid Piping	100% Now Unit Inoperable, Exte Location : Basemer		2033 Affected :	**	4	\$1,300	В
Fixtures Generic	100% Obsolete Fixtures, Ex Location : Through		Affected	! : 100%			В
Fire Suppression							
Standpipe Generic	100%		2043	* *	1-5	\$94,100	В
Sprinkler							
Generic	100%		2043	* *	1-2	\$52,300	В
Fire Pump Generic	100%		2032	* *	1	\$34,800	В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : UNIVERSITY AVENUE

Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET

Borough : BRONX Agency's Number : FB26

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES

Date of Survey : 23-Sep-2009 Landmark Status : NONE

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

Block : 2527 Lot : 14 BIN : 2003496

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$369,400
Interior Architecture	\$142,200	\$92,600
Electrical		\$124,600
Mechanical		\$190,800
Total	\$142,200	\$777,400
Priority A		\$369,400
Priority B		\$369,200
Priority C	\$142,200	\$38,900
Total	\$142,200	\$777,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$27,200	\$2,800	\$2,400	
Interior Architecture	\$12,400	\$5,900	\$3,700	
Electrical	\$100	\$400	\$100	
Mechanical	\$4,800	\$5,100	\$10,100	\$5,800
Total	\$44,400	\$14,200	\$16,300	\$5,800
Priority A	\$27,200	\$2,800	\$2,400	
Priority B	\$4,800	\$11,400	\$10,200	\$5,800
Priority C	\$12,400		\$3,700	
Total	\$44.400	\$14.200	\$16.300	\$5,800



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

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

Asset #: 4449

rchitecture	Curre	ent Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Cod
terior							
Exterior Walls	0.007		LIEE	ታ ታ	~	Ф <i>с</i> 7, 200	
Masonry: Brick	Location: Wes	on, Extent : Moderate, 2 t Facade, Bulkheads tucco Over Brick	LIFE Area Affe	* * ected : 25%	5	\$67,300	A
Masonry: Brick	5% Now Water Penetration Location: Bulk	n, Extent : Moderate, A	LIFE Area Affe	* * cted : 10%	5	\$3,700	A
Metal Panel	2%		2041	* *	5-10	\$10,300	A
Pre-Cast Concrete	3%		LIFE	* *	5	\$7,300	A
Windows							
Aluminum	95%		2037	* *	5	\$4,800	A
Metal Clad	5% 0-2	\$14,800 ments, Extent : Modera	2046	* *	5	\$800	Α
	Location : Stair	ient, Extent : Moderate					
Parapets	0 =			de de	_	* 4 * 0 0	
Masonry: Brick	Location: West	on, Extent : Moderate, 2 t Facade tucco Over Brick	LIFE Area Affe	* * ected : 25%	5	\$4,500	A
Pre-Cast Concrete	5% Nov Jnt Mortar Miss/ Location: Copi	Erod, Extent : Modera	LIFE te, Area A	* * Affected : 50%	5	\$1,500	A
	Open Joints, Exte Location : Copt	ent : Moderate, Area A ing	ffected : 2	25%			
Roof Modified Ditumon	050/		2021	\$2.62.000	10	\$26,400	A
Modified Bitumen Skylight, Metal/Glass	95% 5% Nov	v \$5,100	2021 2031	\$262,000 * *	10	\$36,400	A A
Skyngm, Wetal/Glass		n, Extent : Moderate, A		cted : 10%			Α
	Location : Stair		11996	. 10/0			
erior							
Floors							
Carpet	2%		2020	\$9,200	3	\$2,300	C
Cast in Place Concrete	5%		LIFE	* *	5	\$8,600	C
Ceramic Tile	10% Nov	v \$8,600	2030	* *	5	\$3,900	C
		ling, Extent : Moderate Restroom On First Flo		ffected : 25%			
Vinyl Tile	30%		2026	* *	3	\$8,800	С
Wood	53% 0-2	\$87,400	2036	* *	5	\$38,900	C
	Deteriorated Fin Location : Thro	ish, Extent : Moderate, oughout	Area Afj	fected : 30%			

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

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

Asset #: 4449

Architecture		Current R	lepair epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$54,800	2036	* *	5	\$900	C
		O	ents, Extent : Seve t Cooridor	re, Area	Affected : 25%			
	Loose/Dela	m Surface	, Extent : Severe, A	rea Affe	cted : 10%			
	Location .	: Basemen	t					
Ceramic Tile	8%			2030	* *	5	\$7,500	C
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,900	C
Gypsum Board	50%			LIFE	* *	5	\$28,000	C
Plaster	35%			LIFE	* *	5	\$9,800	C
Ceilings								
AcousTileSusp.Lay-In	15%			2026	* *	5	\$11,700	В
Exposed Concrete	5%			LIFE	* *	5	\$600	В
Exposed Struc: Steel	5%			LIFE	* *			В
Gypsum Board	55%			LIFE	* *	5	\$53,800	В
Plaster	20%			LIFE	* *	5	\$9,800	В

Electrical	Current Ro	epair Fu	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea		Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	203	1 **	5	\$200	В
	Other Observation, Ex	tent : Moderate, Area A	ffected : 100%			
	Location : Electrical	Room				
	Explanation: Main S	Service Protector Rated	@ 1200 Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	100%	203	1 **	5	\$200	В
Raceway						
Conduit	100%	203	1 **	1		В
Panelboards						
Fused Disc Sw	5%	202	9 **	5	\$100	В
Molded Case Bkrs	95%	202	9 **	5	\$1,300	В
Wiring						
Thermoplastic	100%	203	1 **	1		В
Motor Controllers						
Locally Mounted	100%	202	6 **	5	\$400	В
Ground						
Grounding Devices						
Generic	100%	LIF	E **	5	\$800	В
Lighting						

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

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

Asset #: 4449

Electrical	rical Current Repair Future Replaceme		Replacement	ent Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting						
Interior Lighting						
Fluorescent	64%	2021	\$80,600	10	\$30,700	В
	Other Observation, Extent: Moder	ate, Area Affec	ted : 100%			
	Location : Throughout					
	Explanation: T12 Lamps					
HID	1%	2021	\$200	10		В
Incandescent	35%	2021	\$44,100	2	\$400	В
Egress Lighting						
Emergency, Battery	40%	2021	\$8,600	10	\$5,000	В
Exit, Battery	60%	2021	\$25,900	10	\$2,100	В

Mechanical	Current I	ent Repair Future Repl		e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	100%		2041	* *	1		В	
Conversion Equipment								
Hot Water Boiler	100%		2034	* *	1	\$25,900	В	
	Other Observation, E	Extent : Light, Area	Affected	: 100%				
	Location : Basemer	ıt						
	Explanation: 11 H	ydrotherm Units, 4	Are Use	d To Supply Domes	stic Hot	Water		
Distribution								
Hot Wtr Piping/Pump	100%		2029	* *	4	\$2,600	В	
Terminal Devices								
Convector/Radiator	100%		2026	* *	1	\$16,900	В	
Air Conditioning								
Energy Source								
Electricity	100%		2037	* *	1		В	
Conversion Equipment								
Int Pkg Unit - Cooling	25%		2019	\$190,800	2	\$800	В	
No Component	75%						D	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$29,100	В	
Exhaust Fans								
Interior	20%		2026	* *	2	\$300	В	
Roof	80%		2026	* *	2	\$1,300	В	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2026	* *	1		В	
Water Heater								
Gas Fired	100%		2020	\$13,800	2	\$800	В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	

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

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

Mechanical	Current Repair	Future Rep	lacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	•	vcle Estimated Cost Vrs)	Priority Code
lumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	В
Sump Pump(s)					
Rigid Piping	100%	2026	* *	4 \$1,300	В
Backflow Preventer					
Generic	100%	2026	* *	1 \$3,200	В
Fixtures				_	•
Generic	100%				В
	Obsolete Fixtures, Extent: Seve	ere, Area Affected : 100	%		
	Location: Throughout				

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE

Borough : MANHATTAN Agency's Number : FM07
Program / Asset # : DHS0073.000 / 4445 Yr Built/Renovated : 1941 / 1978

Area Sq Ft : 91,283 Project Type : HOMELESS SERVICES

Date of Survey : 11-Aug-2009 Landmark Status : NONE

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

Block : 325 Lot : 1 BIN : 1077594

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$1,576,500	\$128,500
Interior Architecture	\$48,400	\$1,063,700
Electrical	\$453,700	\$284,500
Mechanical		\$62,300
Total	\$2,078,600	\$1,539,000
Priority A	\$1,576,500	\$128,500
Priority B	\$453,700	\$470,300
Priority C	\$48,400	\$940,200
Total	\$2,078,600	\$1,539,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$48,500			
Interior Architecture	\$49,700			\$11,700
Electrical	\$9,400	\$42,300		
Mechanical	\$15,600	\$27,200	\$12,000	\$10,800
Total	\$123,200	\$69,600	\$12,000	\$22,500
Priority A	\$48,500			
Priority B	\$43,900	\$69,600	\$12,000	\$10,800
Priority C	\$30,900			\$11,700
Total	\$123.200	\$69,600	\$12,000	\$22,500



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

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

rchitecture	Current	Current Repair		e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling Location : Near En				5	\$27,000	A
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling Location: Top Sec Diagonal Cracks, Ex Location: At Corn	tion Of Facades,Th ctent : Moderate, Ar	roughout		5	\$42,200	A
Masonry: Brick	5% Now Diagonal Cracks, Ex Location: Bulkhea Horizontal Cracks, I Location: Bulkhea Jnt Mortar Miss/Ero Location: Bulkhea Worn/Eroded, Exten Location: Bulkhea	ds Extent : Severe, Ared ds d, Extent : Severe, A ds t : Severe, Area Affa	a Affected Area Affe	1 : 25% cted : 100%	5	\$5,400	A
Masonry: Brick	75% Now Jnt Mortar Miss/Ero Location: Through Loose Units, Extent Location: Over W.	out : Severe, Area Affec	ted : 40%	6	5 Throughou	\$81,000	A
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Ero Location : Window		LIFE e, Area A	* * .ffected : 50%	5	\$17,500	A
Stucco Cement	5% Now Loose/Delam Surfac Location : Through		2026 e, Area A	* * ffected : 30%	5	\$6,700	A
Windows							
Aluminum	95% Now Air Infiltration, Exte Location: Through Broken/Missing Elen Location: Through Ctrwt/Balnc Not Fun Location: Through	nout nents, Extent : Mod nout not, Extent : Moderd	erate, Ar	ea Affected : 20%	5	\$3,400	A
	_						

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

Asset #: 4445

rchitecture	Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
terior							
Parapets Masonry: Brick	80% Now Diagonal Cracks, Ex Location : At Corn Spalling, Extent : Mo Location : Through	ers, Throughout oderate, Area Affec		* * d : 10%	5	\$4,500	A
Metal: Cage/Fence	20% Now Broken/Missing Eler Location: Through		2026 erate, Ared	* * a Affected : 30%	5	\$3,700	A
Roof							
Built-Up (BUR)	97% Now Blisters, Extent: Mo Location: Through Water Penetration, I Location: Bulkhea Worn/Eroded, Exten	nout Extent : Moderate, A ds And Throughout t : Severe, Area Aff	Area Affect				A
Skylight, Metal/Glass	Location: Bulkhea 3% Now Corrosion/Rusting, I Location: Bulkhea Glazing Broken/Cra Location: Bulkhea Water Penetration, I Location: Bulkhea	\$55,700 Extent : Moderate, A ds, Throughout cked, Extent : Mode ds, Throughout Extent : Moderate, A	2031 Area Affect erate, Area	Affected: 10%			A
terior							
Floors Cast in Place Concrete Ceramic Tile	5% 10% Now Cracking/Crumbling	\$48,400 , Extent : Moderate	LIFE 2030 c, Area Aff	* * * * ected : 30%	5 5	\$12,000 \$5,500	C C
	Location : Through		. 55				
Vinyl Tile	85%		2021	\$885,000	3	\$46,700	С
Interior Walls Ceramic Tile	5% Now Broken/Missing Elen Location : Through		2030 Terate, Area	* * a Affected : 20%	5	\$3,300	С
Gypsum Board	70%		LIFE	* *	5	\$55,100	С
Plaster	25%		LIFE	* *	5	\$9,800	C
Ceilings							
Gypsum Board Plaster	90% 10% Now Cracking/Crumbling Location: Bulkhea	ds			5 5	\$123,600 \$6,900	B B
	Water Penetration, I Location : Bulkhea		area Affeci	vea : 10%			

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

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

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 Code
Under 600 Volts Service Equipment Fused Disc Sw	Location	servation, E n : Electrico	Extent : Moderate, 1 Il Room 800 Amps Main Di.			5	\$300	В
Switchgear / Switchboard Fused Disc Sw	100%			2021	\$74,100	5	\$300	В
Raceway Conduit Conduit	15% 85%			2031 2021	* * \$57,800	1 1		B B
Panelboards Fused Disc Sw Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	5% 10% 15% 70%			2029 2020 2029 2020	* * \$6,700 * * \$47,200	5 5 5 5	\$100 \$200 \$300 \$1,400	B B B
Wiring Braided Cloth	10% Insulation	2-4	\$7,800 ent : Moderate, Are	2046	* *	1		В
Thermoplastic Thermoplastic	40% 50%			2031 2021	* * \$38,800	1		B B
Motor Controllers Locally Mounted Locally Mounted	30% 70%			2026 2019	* * \$66,600	5 5	\$200 \$400	B B
round Grounding Devices Generic	Location		-	LIFE Area Affe	* * ected : 100%	5	\$1,100	В
ghting Interior Lighting Fluorescent	90% Other Obs Location	servation, E n : Through	Extent : Moderate, A out The Building ng T12 Lamps	2016 Area Affe	\$389,700 ected : 100%	10	\$60,600	В
Fluorescent	5% Other Obs	servation, E n : Offices A	Extent : Moderate, A And Kitchen 3 T8 Lamps	2026 Area Affe	* * ected : 100%	10	\$3,400	В
HID	2%			2016	\$6,100	10		В
Incandescent	3%			2016	\$13,000	2	\$100	В
Egress Lighting Emergency, Battery Emergency, Battery Exit, Service	30% 20% 40%			2016 2026 2016	\$9,100 * * \$4,800	10 10 1	\$5,300 \$3,500	B B B
Exit, Service	10%			2026	* *	1		В

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

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

Asset #: 4445

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating	•		•				
Energy Source Interruptible Gas/Dual Fuel	100%		2031	* *	1		В
Conversion Equipment Steam Boiler	Location	eervation, Extent : Light, Area n : Basement tion : 2 Units	2026 Affected	**: 100%	1	\$72,800	В
Distribution	2. op torret						
Steam Piping/Pump	100%		2031	* *	4	\$5,400	В
Terminal Devices							
Convector/Radiator	95%		2026	* *	1	\$22,600	В
Fan Coil Unit/Heat	5%		2021	\$62,300	1	\$1,200	В
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		В
Conversion Equipment							
Window/Wall Unit	10%		2016	\$17,100	1		В
No Component	90%						D
Ventilation							
Distribution	200/		LIEE	* *	2.5	ΦΩ 200	D
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$8,200	В
No Component	80%						D
Exhaust Fans	200/		2021	¢12 200	2	\$500	D
Roof	20%		2021	\$13,200	2	\$500	В
No Component	80%						D
Plumbing H/C Water Piping							
Galv Iron/Steel	100%		2026	* *	1		В
HW Heat Exchanger	10070		2020		1		ъ
Low Temp	100%		2031	* *	4	\$10,900	В
Sanitary Piping	10070		2031			Ψ10,700	
Cast Iron	100%		LIFE	* *	1		В
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		В
Sump Pump(s)	/ +						
Rigid Piping	100%		2021	\$10,300	4	\$1,300	В
Sewage Ejector(s)							
Electric	100%		2026	* *	4	\$1,300	В
Backflow Preventer							
Generic	100%		2026	* *	1	\$4,500	В
Fixtures							
Generic	100%						В

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : VETERANS SRO - EAST HARLEM

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 28-Dec-2012 Landmark Status : NONE

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

Block : 1745 Lot : 5 BIN : 1076434

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$111,700	\$66,800
Interior Architecture	\$552,000	\$40,200
Electrical		\$299,800
Mechanical		\$174,100
Total	\$663,700	\$580,900
Priority A	\$111,700	\$66,800
Priority B	\$118,100	\$473,900
Priority C	\$433,900	\$40,200
Total	\$663,700	\$580,900

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$59,700			
Interior Architecture	\$28,300			\$9,000
Electrical	\$7,900	\$5,000	\$6,800	\$5,400
Mechanical	\$36,800	\$15,900	\$14,900	\$15,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$144,500	\$32,700	\$33,500	\$42,100
Priority A	\$59,700			
Priority B	\$56,600	\$32,700	\$33,500	\$33,100
Priority C	\$28,300			\$9,000
Total	\$144,500	\$32,700	\$33,500	\$42,100



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

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

Asset #: 2594

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls						_		
Masonry: Brick	85%	0-2	\$111,700	LIFE	**	5	\$66,800	Α
			xtent : Moderate, A	Area Affe	cted : 10%			
XX' 1 XX - 11		: Dasemer	nt Storage Room	2011	* *		¢44.200	
Window Wall	15%			2044	* *	5	\$44,200	A
Windows Aluminum	95%	0-2	\$24,000	2040	* *	5	\$2,500	Α
Alummum			ked, Extent : Light		fected · 5%	3	\$2,300	A
	_		r Dining Room	, 11100111	jeelea . 570			
Glass Block	3%			LIFE	* *	5	\$200	A
Metal Louvers	2%			2033	* *	10	\$700	A
Parapets							Ψ, σσ	
Concrete Masonry Unit	45%			LIFE	* *	5-10	\$10,200	A
Masonry: Brick	50%	0-2	\$27,500	LIFE	* *	5	\$2,100	A
•	Water Per	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: West En	d Over Room 601 A	And 605				
Metal Panel	5%			2044	* *	5	\$800	A
Roof								
Modified Bitumen	100%			2029	* *	10	\$33,600	A
Interior								
Floors	1.00/			TIPE	ale ale	_	Φ25.000	a
Cast in Place Concrete	10%	4.	Φ126 5 00	LIFE	* *	5	\$35,000	C
Vinyl Tile	90%	4+ Carantalia a	\$136,500	2029		3	\$27,000	C
	_	_	Extent : Light, Ard Locations Through		ea : 15%			
			Moderate, Area A		15%			
			Moderale, Area A Locations Through	-	1370			
Interior Walls	Bocanon	· · · · · · · · · · · · · · · · · · · ·	Locations Through					
Concrete Masonry Unit	15%	0-2	\$54,000	LIFE	* *	5	\$5,700	С
concrete Masomy emit			xtent : Moderate, A		cted : 15%	J	φ2,700	C
			nt Storage Room	33				
Glass: Single Pane	15%			LIFE	* *	5	\$21,500	С
Gypsum Board	70%	Now	\$243,400	LIFE	* *	5	\$40,200	Č
Sypsum 2 suru					ffected : 15%		ψ.: 0,2 00	C
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Room 601 And 605, 1st Floor Dining Room							
			xtent : Moderate, A		_			
			01 And 605, 1st Flo					
Ceilings								
Exposed Concrete	65%			LIFE	* *	5-10	\$65,000	В
Gypsum Board	35%			LIFE	* *	5-10	\$96,200	В

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

Under 600 Volts

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

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

Asset #: 2594

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts					
Service Equipment					
Fused Disc Sw	75%	2044 *	* 5	\$200	В
	Other Observation, Extent : Moderate,	, Area Affected : 100%			
	Location: Electrical Room	D' (C')			
T 15: 6	Explanation: Three 800 Amps Main			Ф1.00	
Fused Disc Sw	25%	2044 *	* 5	\$100	В
	Other Observation, Extent: Moderate,	, Area Affected : 100%			
	Location: Electrical Room	Dais ann ant Switch For Fra			
Carital and / Carital land	Explanation : One 800 Amps Main D	Isiconnect Switch For Eme	rgency		
Switchgear / Switchboard Fused Disc Sw	100%	2044 *	* 5	\$200	В
Raceway	100%	ZU 44	3	\$200	Б
Conduit	100%	2044 *	* 1		В
Panelboards	100/0	2044	1		ь
Fused Disc Sw	15%	2040 *	* 5	\$200	В
Molded Case Bkrs	85%	2040 *		\$1,200	В
Wiring	0370	2010		Ψ1,200	
Thermoplastic	100%	2044 *	* 1		В
Motor Controllers	10070				
Locally Mounted	100%	2037 *	* 5	\$400	В
Ground					
Grounding Devices					
Generic	100%	LIFE *	* 5	\$1,600	В
Stand-by Power					
Transfer Switches					
Automatic	100%	2037 *	* 1	\$16,800	В
Generators					
Diesel	100%	2033 *	* 1	\$21,100	В
	Other Observation, Extent : Moderate,	, Area Affected : 100%			
	Location: Generator Room				
-	Explanation: One 250 Kw				
Batteries	1000/	2017 000	0 5	Φ2.000	D
Lead/Acid	100%	2017 \$60	0 5	\$2,000	В
Fuel Storage	1000/	2052 *	* =	¢1.600	D
Main Tank	100% Other Observation, Extent: Moderate,	2032	* 5	\$1,600	В
	Location: 1st Floor	, Area Affectea . 100%			
	Explanation : One 175 Gals				
Lighting	Explanation . One 1/3 Guis				
Interior Lighting					
Fluorescent	90%	2029 *	* 10	\$44,100	В
Tuorescent	Other Observation, Extent : Moderate,		10	Ψ11,100	2
	Location : Throughout The Building	00			
	Explanation: T-12 Lamps				
Fluorescent	10%	2032 *	* 10	\$4,900	В
	T-8 Lamps, Extent : Moderate, Area A			4.,200	_
	Location : Hallway				

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

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

Asset #: 2594

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting							
Egress Lighting							
Emergency, Service	60%		2024	\$5,300	1		В
Exit, Service	40%		2024	\$3,500	1		В
Exterior Lighting							
HID	100%		2024	\$2,200	10	\$200	В
Lightning Protection							
Arresters/Cabling							
Generic	100%		2052	* *	5	\$400	В
Alarm							
Security System							
Under Construction	100%						D
Fire/Smoke Detection							
No Component	60%						D
Generic	40%		2024	\$255,600	1-3	\$13,800	В

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		В
Conversion Equipment								
Furnace	20%			2024	\$14,800	1	\$5,300	В
Hot Water Boiler	80%	Now	\$5,500	2029	* *	1	\$19,100	В
	Damaged,	Extent: M	loderate, Area Affe	cted : 25	%			
	Location	: Boiler R	oom, Boiler Jacket	Deterior	ating. Insulation In	nside Jac	ket Deteriorating	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Boiler R	oom					
	Explana	tion : 2 Ga	s Fired Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$4,000	В
Terminal Devices								
Convector/Radiator	100%			2029	* *	1	\$17,300	В
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		В
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$56,000	2	\$700	В
Window/Wall Unit	60%			2019	\$74,800	1		В
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,200	В
Exhaust Fans								
Interior	10%			2024	\$6,700	2	\$200	В
Roof	90%			2024	\$43,400	2	\$1,500	В
Plumbing							•	

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

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

Mechanical	Current Re	epair	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2044	* *	1		В	
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping								
Cast Iron	100% Now	\$1,700	LIFE	* *	1		В	
	Blockage /Clogged, Ex	_						
	Location : From Spo	ut Catchment Pipi	ing To C	ity Sewer Main, 1 (Of 10 Cla	ogged		
Sump Pump(s)							_	
Rigid Piping	100%		2024	\$10,300	4	\$2,000	В	
Sewage Ejector(s)							_	
Electric	100%		2024	\$10,300	4	\$2,000	В	
Backflow Preventer							_	
Generic	100%		2029	* *	1	\$3,300	В	
Fixtures							_	
Generic	100%						В	
Vertical Transport								
Elevators	1000/			* *			a	
Geared Traction	100%		LIFE				C	
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : C-6		D					
D: G	Explanation: Two U	nits, 1 Of 2 Units	Down					
Fire Suppression								
Standpipe Generic	100%		2034	* *	1-5	\$27,000	В	
	100%		2034		1-3	\$27,000	<u>D</u>	
Sprinkler Generic	100%		2034	* *	1-2	¢15 000	В	
	100%		2034		1-2	\$15,000	В	
Fire Pump Generic	100%		2027	* *	1	\$10,000	В	
	100%		2027		1	\$10,000	D	
Chemical System Generic	100%		2019	\$24,300	1-3	\$45,000	В	
Generic	Not in Service, Extent	· Light Area Affer			1-3	\$43,000	D	
	Location : Kitchen	. ықт, Ағей Ајјес	.iea . 10	0/0				
	Locuion . Kuchen							

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Address : 771-775 MAC DONOUGH STREET

Borough : BROOKLYN Agency's Number : FK25

 $Program \, / \, Asset \, \# \quad : \, \, DHS0086.000 \, / \, \, 4458 \qquad \qquad Yr \, Built/Renovated \quad : \, 1923 \, / \, 1990$

Area Sq Ft : 45,000 Project Type : HOMELESS SERVICES

Date of Survey : 02-Dec-2009 Landmark Status : NONE

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

Block : 1498 Lot : 53 BIN : 3040227

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$70,700
Electrical	\$35,500	\$53,200
Total	\$35,500	\$123,900
Priority A		\$70,700
Priority B	\$35,500	\$53,200
Total	\$35,500	\$123,900

Total	\$27,700	\$28,700	\$10,500	\$3,300
Priority C	\$11,900		\$1,500	
Priority B	\$4,000	\$26,600	\$6,900	\$3,300
Priority A	\$11,900	\$2,200	\$2,100	
Total	\$27,700	\$28,700	\$10,500	\$3,300
Mechanical	\$3,100	\$24,700	\$6,900	\$3,200
Electrical	\$900	\$1,800		\$100
Interior Architecture	\$11,900		\$1,500	
Exterior Architecture	\$11,900	\$2,200	\$2,100	
EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018



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

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

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

Asset #: 4458

Architecture	Current l	Repair	Future Replac		М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior							
Exterior Walls	#0/ NT	ΦΦ 400		de de	_	Φ=00	
Masonry: Brick	5% Now	\$2,400	LIFE	* *	5	\$700	A
	Cracking/Crumbling		ea Affecte	d: 5%			
	Location: Chimney		4ad. 150/				
	Spalling, Extent : Mo Location : Chimney		iea : 15%				
D		<i>y</i>		ale ale		φ1 2. π00	
Masonry: Brick	85%		LIFE	* *	5	\$12,500	A
Metal Panel	5%	Φ2 (00	2041	* *	5-10	\$5,000	A
Pre-Cast Concrete	5% Now	\$2,600	LIFE		5	\$2,400	A
	Cracking/Crumbling Location: South Fo		e, Area Ajj	jeciea . 10%			
	Jnt Mortar Miss/Ero		ta Araa A	ffeeted . 25%			
	Location : South F		е, Агеи А	<i>Десіей</i> . 2570			
Windows	Location . South P	.cuic					
Aluminum	95%		2037	* *	5	\$4,100	A
Metal Clad	5%		2029	* *	5	\$1,400	A
Parapets	370		202)			φ1,100	7.1
Cast Stone/Terra Cotta	5% Now	\$3,700	LIFE	* *	5	\$1,600	A
	Jnt Mortar Miss/Ero			ffected : 50%	-	+-,	
	Location: Coping		•				
Masonry: Brick	80%		LIFE	* *	5	\$3,300	A
1/14/50/11/1/ 2110/11	Other Observation, I	Extent : Light, Area		: 100%		42,200	
	Location : Interior	_					
	Explanation : Stuce	co On Brick					
Metal Panel	10%		2041	* *	5	\$1,600	A
Metal Rail	5% Now	\$400	2026	* *	5	\$1,500	A
	Corrosion/Rusting, H	Extent : Moderate, A	Area Affec	cted : 25%		. ,	
	Location : South Fo	acade					
Roof							
Modified Bitumen	98%		2021	\$70,700	10	\$9,800	A
	Recent Repair Evide		rea Affec	ted : 10%			
	Location : Through	out					
Skylight, Metal/Glass	2% Now	\$2,700	2031	* *			A
	Miss/Damaged Flash	nings, Extent : Mod	erate, Are	ea Affected : 15%			
	Location : Bulkhea	d					
	Water Penetration, E	Extent : Light, Area	Affected :	: 5%			
	Location : Bulkhea	d					
nterior							
Floors							
Carpet	5%		2020	\$8,000	3	\$2,000	C
Ceramic Tile	25%		2030	* *	5	\$6,800	C
Vinyl Tile	15%		2026	* *	3	\$1,500	C
Vinyl Tile	10%		2029	* *	3	\$1,000	C
Wood	45%		2049	* *	5	\$23,000	C

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

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

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

Asset #: 4458

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior							
Interior Walls							
Ceramic Tile	25%		2030	* *	5	\$16,900	C
Gypsum Board	75%		LIFE	* *	5	\$30,400	C
Ceilings							
Gypsum Board	85%		LIFE	* *	5	\$28,900	В
Plaster	15%		LIFE	* *	5	\$2,600	В

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$200	В
			nt : Moderate, A	Area Affe	cted : 100%			
		ı : Electrical R		. 10 4	20.4			
C - '4.1 / C - '4.1 1 1	Explana	tion : Main Sei	vice Switch Ra	ted @ 40	O Amperes.			
Switchgear / Switchboard Fused Disc Sw	100%			2031	* *	_	\$200	D
	100%			2031		5	\$200	В
Raceway Conduit	95%			2031	* *	1		В
Conduit	93% 5%			2031	* *	1		В
Panelboards	370			2041		1		ъ
Molded Case Bkrs	100%			2029	* *	5	\$1,000	В
Wiring	10070			2027			Ψ1,000	
Thermoplastic	95%			2031	* *	1		В
Thermoplastic	5%			2041	* *	1		В
Ground				20.1				
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$500	В
	Other Obs	servation, Exte	nt : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Water Main						
	Explana	tion : Corroded	l					
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$53,200	10	\$20,300	В
			nt : Moderate, A	Area Affe	cted : 100%			
		ı: Throughout	_					
	Explana	tion : T-12 Lan	nps					
Incandescent	40%			2016	\$35,500	2	\$300	В
Egress Lighting								
Emergency, Service	40%			2021	\$2,400	1		В
Exit, Service	60%			2021	\$3,600	1		В
Exterior Lighting	40-			• • • •	.			_
HID	100%			2016	\$1,500	10	\$100	В

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

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

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

Mechanical	Cur	rent Repair	Futur	e Replacement	M	aintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating								
Energy Source								
Natural Gas	100%		2041	* *	1		В	
Conversion Equipment								
Hot Water Boiler	100%		2034	* *	1	\$18,300	В	
	Other Observat	ion, Extent : Light, Area	Affected	: 100%				
	Location : Bo	iler Room						
	Explanation:	3 Units, Hydrotherm-72	0,000 Bt	u/hr				
Distribution								
Hot Wtr Piping/Pump	100%		2037	* *	4	\$1,800	В	
Terminal Devices								
Convector/Radiator	100%		2034	* *	1	\$11,900	В	
Air Conditioning								
Energy Source								
Electricity	100%		2037	* *	1		В	
Conversion Equipment								
Window/Wall Unit	25%		2016	\$21,500	1		В	
No Component	75%						D	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,500	В	
Exhaust Fans								
Roof	100%		2026	* *	2	\$1,100	В	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%		2026	* *	1		В	
Water Heater								
Gas Fired	100%		2019	\$9,700	2	\$600	В	
Sanitary Piping							_	
Cast Iron	100%		LIFE	* *	1		В	
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1		В	
Fixtures								
Generic	100%						В	
				-				

Maintenance \$ are aggregated over a 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: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : WEBSTER HOUSING

Address : 1075 WEBSTER AVENUE @E. 166 STREET

Borough : BRONX Agency's Number : SR01
Program / Asset # : DHS0079.000 / 4451 Yr Built/Renovated : 1991 /

Area Sq Ft : 57,913 Project Type : HOMELESS SERVICES

Date of Survey : 06-Oct-2009 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9

Block : 2425 Lot : 20 BIN : 2102353

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture		\$220,000
Interior Architecture		\$112,200
Electrical	\$41,800	
Total	\$41,800	\$332,200
Priority A		\$220,000
Priority B	\$41,800	\$69,700
Priority C		\$42,500
Total	\$41,800	\$332,200

EXPENSE Exterior Architecture	FY 2015	FY 2016	FY 2017 \$2,400	FY 2018
Interior Architecture	\$3,800		\$2,400 \$11,300	
Electrical	\$9,200	\$5,300	\$3,900	\$3,300
Mechanical	\$22,300	\$43,400	\$8,800	\$4,800
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$53,100	\$66,400	\$44,200	\$25,800
Priority A			\$2,400	
Priority B	\$49,300	\$66,400	\$30,400	\$25,800
Priority C	\$3,800		\$11,300	
Total	\$53,100	\$66,400	\$44,200	\$25,800



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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER HOUSING

Asset #: 4451

Architecture		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior	•						•	
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$18,000	A	
Masonry: Brick	95%		LIFE	* *	5	\$68,300	A	
Windows								
Aluminum	100%		2037	* *	5	\$4,800	A	
Parapets								
Masonry: Brick	80%		LIFE	* *	5	\$2,000	A	
Metal: Cage/Fence	20%		2034	* *	5-10	\$3,900	A	
Roof								
IRMA/Protected Membrane	80%		2021	\$151,700	10	\$16,400	A	
Metal Panel	15%		2034	* *	10	\$5,600	A	
Skylight, Metal/Glass	5%		2041	* *	10	\$3,400	A	
Interior								
Floors								
Carpet	15%		2020	\$61,400	3	\$15,700	C	
Cast in Place Concrete	10%		LIFE	* *	5	\$15,200	C	
Ceramic Tile	5%		2030	* *	5	\$3,500	C	
Vinyl Tile	70%		2026	* *	3	\$18,300	C	
Interior Walls								
Ceramic Tile	5%		2030	* *	5	\$4,200	C	
Glass: Single Pane	10%		LIFE	* *	5	\$6,200	C	
Gypsum Board	85%		LIFE	* *	5	\$42,500	C	
Ceilings								
AcousTileSusp.Lay-In	20%		2034	* *	5	\$13,900	В	
Gypsum Board	80%		LIFE	* *	5	\$69,700	В	

ectrical	Curren	t Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$200	В
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electr	ical Room					
	Explanation: On	e 3000 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard							
Fused Disc Sw	70%		2041	* *	5	\$100	В
Molded Case Bkrs	30%		2041	* *	5	\$400	В
Raceway							
Conduit	100%		2041	* *	1		В
Panelboards							
Fused Disc Sw	5%		2037	* *	5	\$100	В
Molded Case Bkrs	95%		2037	* *	5	\$1,200	В
Wiring							
Thermoplastic	100%		2041	* *	1		В

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER HOUSING

Electrical	Current Repair	Future Rep	lacement	M	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	В
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	В
Stand-by Power						
Transfer Switches						
Automatic	100%	2034	* *	1	\$14,600	В
Generators						
Diesel	100%	2030	* *	1	\$18,400	В
	Other Observation, Extent : Light,	Area Affected : 100	%			
	Location : On The Roof					
	Explanation : One 288 Kva Cum	nins Onan Genset				
Batteries						
Nickel Cadmium	100%	2015	\$600	5	\$10,600	В
Fuel Storage						
Main Tank	100%	2049	* *	5	\$1,400	В
Lighting						
Interior Lighting						
Fluorescent	98%	2026	* *	10	\$41,800	В
	Other Observation, Extent : Moder	ate, Area Affected :	100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
HID	2%	2026	* *	10		В
Egress Lighting						
Exit, Service	50%	2026	* *	1		В
Exit, Battery	50%	2026	* *	10	\$1,600	В
Lightning Protection						
Arresters/Cabling						
Generic	100%	2049	* *	5	\$200	В

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Energy Source Interruptible Gas/Dual Fuel	100%		2041	* *	1		В

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER HOUSING

Asset #: 4451

Mechanical	Current Repair		Future	e Replacement	M		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating Conversion Equipment Furnace	Location: 2nd F	n, Extent : Light, Area loor Roof Ac / Heat Package Un			1	\$2,300	В
Hot Water Boiler	90% Other Observation	n, Extent : Light, Area ment Boiler Room	2034	* *	1	\$20,800	В
Distribution	-		2025	* *		Ф2 200	
Hot Wtr Piping/Pump Terminal Devices Air Handler	100% 10% Now Not in Service, Ex Location: Penth	tent : Severe, Area Aff	2037 2016 fected : 10	\$28,500	1	\$2,300 \$2,600	В
Convector/Radiator No Component	80% 10%	iouse	2026	* *	1	\$12,100	B D
Air Conditioning Energy Source Electricity	100%		2037	* *	1		В
Conversion Equipment Ext Pkg Unit - Heating/Cooling	10%		2021	\$34,800	2	\$300	В
Window/Wall Unit No Component	10% 80%		2016	\$10,900	1		B D
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$26,000	В
Exhaust Fans Roof	100%		2026	* *	2	\$1,400	В
Plumbing H/C Water Piping Galv Iron/Steel	Location : Wate Noisy/Vibrating, I	ent : Severe, Area Affe r Main Valve Extent : Severe, Area A	Affected :	100%	1		В
Water Heater		Water Boost Pumps In	n Baseme	nt			
Gas Fired Sanitary Piping Cast Iron	100%		2019 LIFE	\$12,300	1	\$700	В
Storm Drain Piping Cast Iron	100%		LIFE	**	1		В
Sump Pump(s) Rigid Piping	100%		2026	* *	4	\$1,300	В
Fixtures Generic	100%						В

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER HOUSING

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority Code
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		C
	Other Observation, Extent: Severe, Ar	ea Affected : 100%		
	Location: B-9			
	Explanation: 2 Units			

Print Date: 05-Sep-2013 DEPT. OF HOMELESS SERVICES - FY 2014

Asset Name : WILLOW SHELTER

Address : 781 EAST 135TH STREET @WILLOW AVENUE

Borough : BRONX Agency's Number : HX010 Program / Asset # : DHS0075.000 / 4447 Yr Built/Renovated : 1886 /

Area Sq Ft : 29,000 Project Type : HOMELESS SERVICES

Date of Survey : 30-Sep-2009 Landmark Status : NONE

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

Block : 2587 Lot : 1 BIN : 2003989

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$492,600	\$91,300
Interior Architecture	\$1,899,400	\$61,100
Electrical		\$55,600
Mechanical		\$539,000
Total	\$2,392,000	\$747,000
Priority A	\$492,600	\$91,300
Priority B	\$1,320,800	\$594,600
Priority C	\$578,600	\$61,100
Total	\$2,392,000	\$747,000

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$20,400			
Interior Architecture	\$31,400		\$1,100	
Electrical	\$2,600	\$100		
Mechanical	\$20,700	\$31,200	\$4,000	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,100	\$35,200	\$9,000	\$7,900
Priority A	\$20,400			
Priority B	\$27,200	\$35,200	\$7,900	\$7,900
Priority C	\$31,400		\$1,100	
Total	\$79,100	\$35,200	\$9,000	\$7,900



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

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

Asset #: 4447

chitecture	Current R	epair	Future	Replacement	M	aintenance				
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority Code			
erior										
Exterior Walls										
Cast in Place Concrete	2% Now Cracking/Crumbling,				* 5	\$3,200	A			
	Location: East Face Exposed Reinforcemen Location: East Face	nt, Extent : Moder	ate, Area	Affected: 45%						
	Repairs in Progress, E Location : Througho	Extent : Light, Ared								
	Spalling, Extent : Mod		ted : 45%							
	Location : East Face									
Masonry: Brick	5% Now	\$53,500	LIFE	* :	* 5	\$1,600	A			
•	Cracking/Crumbling,	Extent : Severe, A	rea Affec	ted : 85%						
	Location : East Face									
	Misaligned/Bulging, E									
	Location : East Face			•						
	Repairs in Progress, Extent : Light, Area Affected : 100% Location : Throughout									
	Spalling, Extent : Seve Location : East Face			ıway						
Masonry: Brick	93% Now Diagonal Cracks, Exte Location: Througho Jnt Mortar Miss/Erod, Location: Througho Misaligned/Bulging, E Location: Northwes	ut, North Facade, Extent : Moderat ut, North Facade, Extent : Severe, Ar	South Fo te, Area A South Fo ea Affecte	acade, East Faco ffected : 100% acade, East Faco ed : 15%	ude, West I		A			
	Repairs in Progress, E Location : Througho	Extent : Light, Ared								
	Spalling, Extent : Mod Location : East Face	lerate, Area Affect	ted : 25%							
	Water Penetration, Ex Location: West Face		Area Affeo	eted : 15%						
Windows										
Aluminum	95%		2029	* :	5	\$2,000	Α			
Wood	5% Now	¢2 400	2046	* :	* 5	\$500				
Wood		\$3,400			3	4200	Α			
Wood	Deteriorated Finish, E	Extent : Moderate,			3	4000	A			
Wood	Deteriorated Finish, E Location: Basement	Extent : Moderate,	Area Aff	ected : 25%	3	4500	A			
Wood	Deteriorated Finish, E Location : Basement Thermally Inefficient,	Extent : Moderate, Extent : Moderate	Area Aff	ected : 25%	3	4500	A			
Wood	Deteriorated Finish, E Location : Basement Thermally Inefficient, Location : Basement	Extent : Moderate, Extent : Moderate	Area Affa e, Area A <u>f</u>	ected : 25% fected : 100%	3	4200	A			
Wood	Deteriorated Finish, E Location : Basement Thermally Inefficient,	Extent : Moderate, Extent : Moderate : Moderate, Area .	Area Affa e, Area A <u>f</u>	ected : 25% fected : 100%	J	4000	A			
	Deteriorated Finish, E Location: Basement Thermally Inefficient, Location: Basement Split/Cracked, Extent	Extent : Moderate, Extent : Moderate : Moderate, Area .	Area Affa e, Area A <u>f</u>	ected : 25% fected : 100%	3	4000	A			
Wood Parapets Metal Rail	Deteriorated Finish, E Location: Basement Thermally Inefficient, Location: Basement Split/Cracked, Extent	Extent : Moderate, Extent : Moderate : Moderate, Area .	Area Affa e, Area A <u>f</u>	ected : 25% fected : 100%		\$45,600	A A			
Parapets	Deteriorated Finish, E Location: Basement Thermally Inefficient, Location: Basement Split/Cracked, Extent Location: Basement	Extent : Moderate, Extent : Moderate : Moderate, Area .	Area Aff. c, Area Af	ected : 25% fected : 100% 50%						

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Asset #: 4447

Architecture	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$7,600	C	
Ceramic Tile	5%		\$38,400	2036	* *	5	\$900	Č	
2	Broken/M		nents, Extent : Seve		Affected : 100%		Ψ		
Vinyl Tile	25%			2026	* *	3	\$3,300	С	
Wood	60%	Now	\$441,600	2061	* *	5	\$19,600	C	
	-		Extent : Moderate, 1						
			out, 1st Through 4						
	-	-	nt : Moderate, Area						
		_	out, 1st Through 4						
	-		nt, Extent : Modera out All Floors	te, Area	Affected : 50%				
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location: Throughout All Floors								
	Other Observation, Extent : Light, Area Affected : 100%								
		ı : Upper F							
	Explana	tion : Struc	tural Stability Of F	loor Bea	ms Is Questionable	2			
Interior Walls	50/			2024	Φ <i>C</i> 1 100	~	Φ2 100	C	
Ceramic Tile	5%		\$21,400	2024	\$61,100 * *	5 5	\$2,100	C	
Concrete Masonry Unit			\$31,400 Extent : Moderate, A	LIFE Area Affe		5	\$1,700	С	
	Other Obs		Extent : Severe, Are	a Affecte	ed : 25%				
				eparating	g Due To Floor Dej	flection			
Glass: Single Pane	2%		-	LIFE	**	5	\$600	С	
Gypsum Board	38%			LIFE	* *	5	\$9,500	Č	
Masonry: Brick	35%	Now	\$98,600	LIFE	* *		+,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Č	
,	_		Extent : Moderate		ffected : 30%				
Metal Panel	10%			LIFE	* *			С	
Ceilings									
Exposed Struc: Wood	85%	Now	\$1,320,800	LIFE	* *			В	
•	Dry Rot/Decay, Extent: Moderate, Area Affected: 50%								
	Location: Throughout, Basement, 1st Through 4th Floors								
	Split/Crac	ked, Extent	t : Moderate, Area	Affected	: 50%				
	Location	ı : Through	out, Basement, 1st	Through	4th Floors				
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 75%				
	Location	ı : Through	out, Basement, 1st	Through	4th Floors				

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

Under 600 Volts

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Asset #: 4447

Electrical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$100	В
			Extent : Moderate, A	Area Affe	ected : 100%			
		n : Electrico		200 4	M.: D:	- 4 C - 1 - 1 - 1		
Daggway	Expiana	mon : Iwo	400 Amps And One	200 Am	ps main Disconnec	et Switch		
Raceway Conduit	80%			2021	\$2,100	1		В
Conduit	20%			2021	φ2,100 * *	1		В
Panelboards	2070			2031				
Fused Knife Sw	15%	2-4	\$1,700	2046	* *	5		В
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location	n : Basemer	ıt					
Molded Case Bkrs	85%	1		2020	\$9,500	5	\$500	В
Wiring								
Braided Cloth	15%		\$600	2046	* *	1		В
		_	ent : Moderate, Are	a Affecte	ed : 100%			
		n : Basemer	nt					
Thermoplastic	85%	1		2031	* *	1		В
Ground								
Grounding Devices	1000/				de de	_	4.00	
Generic	100%	1		LIFE	* *	5	\$400	В
ighting								
Interior Lighting Fluorescent	99%			2021	\$55,600	10	\$21,200	В
Puorescent			Extent : Moderate A			10	\$21,200	Ь
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout							
			Lamps And Compa	ct Fluor	rescent			
HID	1%		· · · · · · · · · · · · · · · · · · ·	2021	\$100	10		В
Egress Lighting								
Emergency, Battery	50%			2021	\$4,800	10	\$2,800	В
Exit, Service	50%			2021	\$1,900	1		В

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•						
Energy Source							
Fuel Oil No 2	100%	2021	\$65,100	5	\$7,200	В	
Conversion Equipment							
Steam Boiler	100%	2026	* *	1	\$23,100	В	
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: Basement Boiler Room						
	Explanation: 2 Units						

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Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating	•		•				•	
Distribution								
Steam Piping/Pump	100%	0-2 \$9,200	2021	\$184,600	4	\$1,200	В	
		Extent : Moderate, Area Affe	ected: 15	%				
	Location	: Basement						
Terminal Devices								
Convector/Radiator	100%		2019	\$249,800	1	\$7,600	В	
Air Conditioning								
Energy Source							_	
Electricity	100%		2029	* *	1		В	
Conversion Equipment							_	
Window/Wall Unit	30%		2016	\$16,300	1		В	
No Component	70%						D	
Ventilation								
Exhaust Fans	100/		2021	Φ2 100	•	4100		
Roof	10%		2021	\$2,100	2	\$100	В	
Wall Unit	20%		2016	\$8,000	2	\$100	В	
No Component	70%						D	
Plumbing								
H/C Water Piping	50 0/		2021	* *	1		D	
Brass/Copper Galv Iron/Steel	50%		2031		1		B B	
	50%		2019	\$39,500	1		В	
Water Heater	1000/		2015	000 99	1	\$700	D	
Oil Fired	100%		2015	\$8,200	1	\$700	В	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		В	
	100%		LIFE		1		D	
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		В	
	100%		LIFE		1		D	
Sump Pump(s) Rigid Piping	100%		2026	* *	4	\$1,300	В	
	100%		2020		4	\$1,300	Б	
Sewage Ejector(s) Electric	100%		2021	\$10,300	4	\$1,300	В	
Backflow Preventer	100%		2021	\$10,500	- 4	\$1,300	ь	
Generic	100%		2021	\$2,600	1	\$1,400	В	
-	100%		2021	\$2,000	1	\$1,400	Б	
Fixtures	1000/						В	
Generic Vertical Transport	100%						D	
Vertical Transport Elevators								
Geared Traction	100%		LIFE	* *			С	
Ocared Traction		ervation, Extent : Light, Area					C	
		: В, 1, 2, 3, 4	тујестеи	. 100/0				
		ion : 1 Unit						
	Ехріапап	on . I Unii						

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