

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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
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		10	\$3,000	A
Metal Panel	35%			2028	**	10	\$18,900	A
Modified Bitumen	55%			2028	**	10	\$16,200	A
Interior								
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
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,700	C
Marble Panels	5%			LIFE	**			C
Plaster	5%	Now	\$195,800	LIFE	**	5	\$3,200	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Penthouses</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								
Plaster	85%			LIFE	**	5	\$54,700	C
Ceilings								
Metal Panel	20%			LIFE	**	5	\$33,700	B
Plaster	75%			LIFE	**	5	\$63,200	B
Plaster	5%	Now	\$115,300	LIFE	**	5	\$4,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouses</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2023	\$88,900	5	\$600	B
Raceway								
Conduit	80%			2023	\$83,500	1		B
Conduit	20%			2043	**	1		B
Panelboards								
Molded Case Bkrs	75%			2022	\$67,400	5	\$2,200	B
Molded Case Bkrs	25%			2031	**	5	\$700	B
Wiring								
Braided Cloth	75%	2-4	\$90,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$126,900	5	\$600	B
Locally Mounted	20%			2028	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	100%			2028	**	10	\$82,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$10,900	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$45,800	10	\$400	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$68,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station And Alarm Bells</i>								

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Heat Exchanger	100%			2032	**	1	\$44,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 3 New Units Located In Adjacent Building Basement</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$513,600	4	\$4,500	B
<hr/>								
Terminal Devices								
Convactor/Radiator	85%			2028	**	1	\$24,800	B
Fan Coil Unit/Heat	5%			2028	**	1	\$1,500	B
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Air Handler Units Remaining</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,500	1		B
No Component	95%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,500	B
No Component	95%							D
<hr/>								
Exhaust Fans								
Interior	5%			2028	**	2	\$100	B
No Component	95%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Units Remaining</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$8,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 2 Hot Water Exchangers</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Sump Pump(s)								
Not Accessible	100%							D

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Backflow Preventer Generic	100%			2028	* *	1	\$5,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-8</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2023	\$364,900	1-5	\$45,500	B
Sprinkler No Component	97%							D
Generic	3%			2023	\$35,800	1-2	\$800	B
Fire Pump Not Accessible	100%							D

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

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

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

Print Date : 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
Program / Asset # : DHS0014.010 / 2588 **Yr Built/Renovated** : 1900 / 2009
Area Sq Ft : 85,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2885 **Lot** : 1 **BIN** : 3338304

CAPITAL	FY 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



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

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

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

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

Asset # : 2588

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost			
Exterior										
Exterior Walls										
Concrete Masonry Unit	10%			LIFE	**	5	\$9,400	A		
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>									
	<i>Location : One Floor Structures Adjacent To Main Building</i>									
Masonry: Brick	76%			LIFE	**	5	\$113,800	A		
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>									
	<i>Location : Throughout</i>									
Masonry: Limestone	5%			LIFE	**	5	\$5,600	A		
Metal, Corrugated	7%	Now	\$16,500	2033	**	1		A		
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
	<i>Location : South Facade</i>									
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>									
	<i>Location : South Facade</i>									
Slate Panels	2%			LIFE	**	5	\$2,200	A		
Windows										
Aluminum	100%			2039	**	5	\$14,800	A		
Parapets										
Masonry: Brick	15%			LIFE	**	5	\$400	A		
Metal Panel	10%			2043	**	5	\$1,000	A		
Metal Rail	25%			2036	**	5-10	\$12,200	A		
No Component	50%							D		
Roof										
Copper/Terne	5%			2038	**	10	\$3,900	A		
Modified Bitumen	45%			2031	**	10	\$14,200	A		
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Flat Sections</i>									
Single Ply Membrane	50%			2031	**	10	\$15,800	A		
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
	<i>Location : Sloped Roof</i>									
Interior										
Floors										
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%	Now	\$31,000	LIFE	**	5			\$4,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
	<i>Location : First Floor</i>									
Vinyl Tile	60%			2023			\$592,100	3	\$23,400	C
Vinyl Tile	10%			2018			\$98,700	3	\$5,200	C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
	<i>Location : Various Rooms</i>									
	<i>Explanation : 9x9 Tiles</i>									

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

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

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

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$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
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Plaster	35%			LIFE	**	5	\$15,200	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTile,Adhered	25%			2021	\$156,100	5	\$26,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%			2028	**	5	\$10,400	B
Exposed Concrete	5%			LIFE	**	5	\$800	B
Gypsum Board	20%			LIFE	**	5	\$26,000	B
Plaster	40%			LIFE	**	5	\$26,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 1600 Amperes And 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	**	5	\$200	B
Molded Case Bkrs	30%			2023	\$31,100	5	\$600	B
Raceway								
Conduit	30%			2033	**	1		B
Conduit	70%			2023	\$82,800	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Molded Case Bkrs	60%			2022	\$80,900	5	\$1,100	B
Molded Case Bkrs	30%			2031	**	5	\$600	B
Wiring								
Braided Cloth	70%	0-2	\$91,100	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$500	B

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

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

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

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

Asset # : 2588

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$21,500	B
Generators								
Diesel	100%			2026	* *	1	\$26,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Diesel Generator Rated @ 375 Kva</i>					
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,600	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$6,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Main Tank	50%			2051	* *	5	\$1,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$311,800	10	\$31,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	50%			2018	\$311,800	10	\$31,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Service	50%			2023	\$5,700	1		B
Exit, Service	50%			2023	\$5,700	1		B
Exterior Lighting								
HID	100%			2023	\$28,900	10	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	* *	1-3	\$12,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>					

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

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

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

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

Asset # : 2588

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$69,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2022	\$356,600	4	\$3,100	B
Steam Piping/Pump	10%			2049	**	4	\$300	B
Terminal Devices								
Air Handler	5%			2028	**	1	\$2,200	B
Convactor/Radiator	95%			2028	**	1	\$21,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$16,200	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$1,900	B
No Component	95%							D
Exhaust Fans								
Roof	5%			2023	\$3,100	2	\$100	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2033	**	1		B
Galv Iron/Steel	20%			2021	\$47,100	1		B
Water Heater								
Gas Fired	100%			2021	\$18,400	2	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
HW Heat Exchanger								
Low Temp	100%			2043	**	4	\$10,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,300	4	\$2,000	B

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

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

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

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

Asset # : 2588

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-6</i>					
			<i>Explanation : 2 Units - Both Not Working</i>					
Fire Suppression								
Standpipe								
Generic	100%			2023	\$281,500	1-5	\$35,100	B
Sprinkler								
No Component	75%							D
Generic	25%			2033	**	1-2	\$4,900	B
Fire Pump								
Generic	100%	Now	\$2,900	2019	\$58,400	1	\$11,700	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					

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

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

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

Print Date : 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



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

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

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

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

Asset # : 2597

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$500	A
Masonry: Brick	93%	Now	\$101,600	LIFE	**	5	\$15,200	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Sect. OHD	2%			2028	**	5	\$1,000	A
Windows								
Metal Clad	95%	Now	\$92,200	2048	**	5	\$4,900	A
	<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2026	**	10	\$500	A
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2033	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Generator Room</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Over Generator Room</i>							
Roll Roofing	95%	Now	\$29,700	2025	**	5	\$5,600	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$8,000	LIFE	**	5	\$5,800	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairs</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First Floor, Throughout, Stairs</i>							
Cast in Place Concrete	80%			LIFE	**	5	\$23,100	C

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

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

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

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

Asset # : 2597

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	C
Masonry: Brick	75%	Now	\$93,000	LIFE	**			C
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
Exposed Concrete	100%	Now	\$101,400	LIFE	**	5	\$2,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$2,600	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2022	\$5,600	5	\$200	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Braided Cloth	90%	2-4	\$3,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2033	**	1		B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2018	\$20,200	10	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2018	\$1,100	2		B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2023	\$1,800	10	\$1,100	B
Exit, Service	50%			2023	\$700	1		B
<hr/>								
Exterior Lighting								
HID	100%			2023	\$400	10		B
<hr/>								
Alarm								

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

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

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

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

Asset # : 2597

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic

30%

2028

**

1-3

\$1,600

D

B

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

Location : Hallways

Explanation : Alarm Bells, Strobe Lights, Smoke Detectors

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

Heating

Distribution

Hot Wtr Piping/Pump

100%

2022

\$50,300

4

\$400

B

Terminal Devices

Convactor/Radiator

80%

2021

\$75,700

1

\$2,300

B

Unit Heater-Stm/HW

20%

2018

\$12,900

4

\$200

B

Plumbing

H/C Water Piping

Galv Iron/Steel

5%

2021

\$1,500

1

B

No Component

95%

D

Sanitary Piping

Cast Iron

5%

LIFE

**

1

B

No Component

95%

D

Backflow Preventer

Generic

100%

2028

**

1

\$600

B

Vertical Transport

Elevators

Geared Traction

100%

LIFE

**

C

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

Location : 1-3

Explanation : 1 Freight Unit

Fire Suppression

Standpipe

Generic

100%

2023

\$35,800

1-5

\$4,500

B

Sprinkler

Generic

100%

2033

**

1-2

\$2,500

B

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

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

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

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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2056	**	10	\$13,200	A
Masonry: Brick	88%			LIFE	**	5	\$248,500	A
Masonry: Brownstone	10%			LIFE	**	5	\$21,200	A
Windows								
Aluminum	95%			2043	**	5	\$16,300	A
Metal Louvers	5%			2030	**	10	\$5,400	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,600	A
Masonry: Brownstone	10%			LIFE	**	5	\$9,600	A
Roof								
Copper/Terne	5%			2036	**	10	\$21,900	A
Skylight, Metal/Glass	3%			2031	**	10	\$17,500	A
Slate	67%			LIFE	**			A
Not Accessible	25%							D
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$141,200	C
Ceramic Tile	5%	Now	\$25,600	2030	**	5	\$5,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Showers</i>								
Terrazzo	5%	Now	\$34,700	LIFE	**	5	\$8,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entrance</i>								
Vinyl Tile	15%			2026	**	3	\$12,100	C
Vinyl Tile	25%	Now	\$110,300	2026	**	3	\$20,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Wood	20%			2036	**	5	\$80,700	C
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	B
Embossed Metal	5%			LIFE	**	5	\$4,800	B
Exposed Struc: Steel	10%			LIFE	**			B
Exposed Struc: Wood	32%	Now	\$829,300	LIFE	**			B
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5	\$26,900	B
Plaster	40%			LIFE	**	5	\$53,800	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$600	B
Raceway								
Conduit	70%			2041	**	1		B
Conduit	30%			2021	\$5,100	1		B
Panelboards								
Molded Case Bkrs	70%			2037	**	5	\$2,700	B
Molded Case Bkrs	30%			2020	\$14,600	5	\$1,100	B
Wiring								
Braided Cloth	30%	2-4	\$73,000	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$800	B
Locally Mounted	20%			2019	\$27,300	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$44,000	B
Generators								
Diesel	100%			2024	\$78,900	1	\$55,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Detroit Diesel - No Available Ratings</i>								
Batteries								
Nickel Cadmium	100%			2015	\$700	5	\$31,800	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$4,300	B
Lighting								
Interior Lighting								
Fluorescent	100%			2026	**	10	\$131,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$12,800	1		B
Exit, Service	50%			2026	**	1		B

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

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

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

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

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

Lighting

Exterior Lighting

HID	80%			2021	\$5,000	10	\$400	B
HID	20%	Now	\$1,300	2031	**			B

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

Location : Exterior

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2031	**	1		B
-----------------------------	------	--	--	------	----	---	--	---

Conversion Equipment

Steam Boiler	100%			2034	**	1	\$142,600	B
--------------	------	--	--	------	----	---	-----------	---

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

Location : Boiler Room

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

Distribution

Steam Piping/Pump	100%			2031	**	4	\$10,700	B
-------------------	------	--	--	------	----	---	----------	---

Terminal Devices

Air Handler	40%			2026	**	1	\$35,600	B
Convector/Radiator	40%			2026	**	1	\$18,600	B
Fan Coil Unit/Heat	20%			2021	\$528,300	1	\$9,300	B

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		B
-------------	------	--	--	------	----	---	--	---

Conversion Equipment

Int Pkg Unit - Cooling	10%			2019	\$227,200	2	\$900	B
No Component	90%							D

Ventilation

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$80,200	B
--------------------	------	--	--	------	----	-----	----------	---

Exhaust Fans

Interior	100%			2021	\$6,800	2	\$4,400	B
----------	------	--	--	------	---------	---	---------	---

Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2019	\$526,900	1		B
-----------------	------	--	--	------	-----------	---	--	---

Water Heater

Gas Fired	100%			2016	\$41,100	2	\$2,200	B
-----------	------	--	--	------	----------	---	---------	---

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

Location : Boiler Room

Explanation : 2 Units - A O Smith

Sanitary Piping

Cast Iron	100%			LIFE	**	1		B
-----------	------	--	--	------	----	---	--	---

Storm Drain Piping

Cast Iron	100%			LIFE	**	1		B
-----------	------	--	--	------	----	---	--	---

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2021	\$11,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$8,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

Maintenance \$ are aggregated over a 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 : 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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,595,200	LIFE	**	5	\$336,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balcony Locations</i>								
<i>Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting</i>								
Masonry: Brick	85%	Now	\$2,446,600	LIFE	**	5	\$366,000	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Elevator Penthouses</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$537,900	LIFE	**	5	\$16,100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Balcony At North Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	77%	Now	\$2,706,800	2048	**	5	\$28,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	3%			2039	**	5	\$2,200	A
Steel	20%	Now	\$853,300	2048	**	5	\$91,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Stair Shafts</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$169,900	LIFE	**	5	\$20,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Ninth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	0-2	\$7,500	2043	**	5	\$2,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$242,100	LIFE	**	5	\$12,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade, Penthouses</i>								
Masonry: Limestone	10%	Now	\$62,100	LIFE	**	5	\$2,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$453,200	2033	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : 9th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
Modified Bitumen	45%	Now	\$15,900	2023	\$317,100			A
<i>Drains Clogged, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor East Roof</i>								
Single Ply Membrane	5%			2028	**	10	\$4,900	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead Roofing</i>								
<i>Explanation : Roof Replaced Within 12 Year Period</i>								
Interior								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$150,300	LIFE	**	5	\$108,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub Basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement</i>								
Ceramic Tile	5%	Now	\$163,900	2026	**	5	\$12,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$74,100	LIFE	**	5	\$18,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$39,300	2028	**	5	\$18,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$299,200	LIFE	**	5	\$58,100	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$470,200	2033	**	3	\$18,600	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
Vinyl Tile	10%			2018	\$470,200	3	\$24,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Vinyl Tile	35%			2028	**	3	\$65,100	C
Wood	5%			2038	**	5	\$46,500	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$230,400	2032	**	5	\$13,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout</i>								
Granite Panels	5%	0-2	\$114,000	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$114,000	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$1,913,300	LIFE	**	5	\$31,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor And Stairwells Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	65%			LIFE	**	5	\$102,200	C
Ceilings								
AcousTile,Adhered	10%	Now	\$89,200	2028	**	5	\$24,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2028	**	5	\$62,000	B
AcousTileSusp.Lay-In	5%	Now	\$32,900	2028	**	5	\$12,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$1,271,600	LIFE	**	5	\$232,500	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$1,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room W 33</i>								
<i>Explanation : 4000 Amps Main Service</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2043	**	5	\$7,100	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Room W 33</i>								
<i>Explanation : 1600 Amps Service A</i>								
<i>1600 Amps Service B</i>								
Molded Case Bkrs	20%			2053	**	5	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Amps For Elevators</i>								
Raceway								
Conduit	50%			2023	\$23,400	1		B
Conduit	50%			2043	**	1		B
Panelboards								
Fused Knife Sw	20%	2-4	\$27,000	2048	**	5	\$800	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	59%	2-4	\$79,500	2048	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	10%			2022	\$13,500	5	\$900	B
Molded Case Bkrs	10%			2039	**	5	\$900	B
Molded Case Bkrs	1%			2045	**	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$65,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$218,900	5	\$1,800	B
Locally Mounted	20%			2036	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
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
BELLEVUE SHELTER
Asset # : 1955

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%	0-2	\$79,800	2033	**			B
	<i>Inadequate Ltg Level, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub Basement</i>							
Fluorescent	20%			2028	**	10	\$60,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	60%			2023	\$478,900	10	\$182,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	5%			2028	**	10	\$500	B
Incandescent	5%			2023	\$39,900	2	\$400	B
Egress Lighting								
Emergency, Service	50%			2018	\$27,300	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018	\$16,400	1		B
Exterior Lighting								
HID	100%			2023	\$13,500	10	\$1,100	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$1,170,500	1-3	\$61,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Addressable Type</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2043	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam From Con Edison</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$19,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$262,400	2023	\$2,624,100	4	\$16,400	B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	Now	\$405,300	2033	**	1	\$36,900	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
Convactor/Radiator	80%	Now	\$284,000	2021	\$2,839,900	1	\$77,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Broken Radiators Removed / Need Replacement</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$77,300	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$184,800	B
Exhaust Fans								
Interior	100%	Now	\$20,800	2018	\$415,500	2	\$8,200	B
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2033	**	1		B
Galv Iron/Steel	85%	Now	\$190,800	2021	\$954,200	1		B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : House Tanks In Poor Condition</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$70,000	2043	**	4	\$32,900	B
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Sub Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$40,800	LIFE	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$52,500	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Roof Drains</i>								

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 / 2010
Area Sq Ft : 75,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 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

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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE MEN'S SHELTER
Asset # : 1941

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$13,800	A
Masonry: Brick	65%	Now	\$288,000	LIFE	**	5	\$28,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Blue Section</i>								
Metal Panel	5%			2044	**	5-10	\$15,200	A
Pre-Cast Concrete	5%	Now	\$23,700	LIFE	**	5	\$7,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%			2032	**	5	\$6,400	A
Aluminum	15%	Now	\$54,100	2049	**	5	\$600	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$195,300	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Around Roof Drains</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$280,600	C
Ceramic Tile	5%	4+	\$10,100	2027	**	5	\$2,300	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Bathrooms</i>								
Vinyl Tile	22%	Now	\$191,100	2034	**	3	\$7,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	3%			2029	**	3	\$1,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE MEN'S SHELTER
Asset # : 1941

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	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
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Library, White Section And Facility Director Office</i>								
Gypsum Board	7%			LIFE	**	5-10	\$11,500	C
Gypsum Board	3%			LIFE	**	5-10	\$4,900	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic, 2010</i>								
Ceilings								
AcousTileSusp.Lay-In	7%			2029	**	5	\$6,400	B
AcousTileSusp.Lay-In	3%			2037	**	5	\$2,700	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Clinic And Kitchen In 2010</i>								
Exposed Struc: Steel	35%			LIFE	**	10	\$64,100	B
Fiber Board	55%			2024	\$456,300			B
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$29,600	2054	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2034	**	1		B
Conduit	5%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$2,200	5	\$100	B
Molded Case Bkrs	85%			2023	\$19,100	5	\$1,400	B
Molded Case Bkrs	5%			2040	**	5	\$100	B
Wiring								
Thermoplastic	90%			2034	**	1		B
Thermoplastic	10%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$15,000	5	\$400	B

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE MEN'S SHELTER
Asset # : 1941

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Old Abandoned Gas Lines Still Present</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$15,600	2029	**	1	\$27,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room, Leaky Boiler Hot Water Heat Exchanger</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Inconsistent Boiler Burner Operation</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
BORDEN AVENUE MEN'S SHELTER
Asset # : 1941

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$4,500	B
Terminal Devices								
Air Handler	50%			2024	\$187,200	1	\$19,000	B
Convactor/Radiator	50%			2029	**	1	\$9,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Split Unit	100%	Now	\$32,100	2019	\$320,500			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 33%</i>								
<i>Location : Roof, The Condensing Unit For 6 Of 18 Split Units Have Multiple Mechanical And Or Electrical Deficiencies</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,100	B
Exhaust Fans								
Roof	100%	Now	\$2,800	2029	**	2	\$1,500	B
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$10,400	2034	**	1		B
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Domestic Hot Water Mixing Valve</i>								
Water Heater								
Gas Fired	100%			2019	\$16,200	2	\$900	B
Sanitary Piping								
Cast Iron	100%	Now	\$7,500	LIFE	**	1		B
<i>Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Yard, Collapsed Sewer Drain Pipe</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2024	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2034	**	1-2	\$17,200	B
Chemical System								
Generic	100%			2022	\$24,300	1-3	\$41,400	B

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

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

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

Print Date : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$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	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$300	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	97%			2026	**	10	\$50,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Cfl Lamps</i>								
HID	3%			2026	**	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Lightning Protection								
Arresters/Cabling Generic	100%			2049	**	5	\$1,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$28,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$16,100	2029	**	4	\$2,800	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Feed Tank And Pump</i>								
Terminal Devices								
Air Handler	15%			2026	**	1	\$5,300	B
Convactor/Radiator	85%			2026	**	1	\$15,600	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2022		2	\$200	B
Window/Wall Unit	5%			2016		1	\$6,600	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$15,800	B
No Component	50%							D
Exhaust Fans								
Roof	100%			2026	**	2	\$1,700	B
Plumbing								

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

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

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

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

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

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

Maintenance \$ are aggregated over a 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 : BROWNSVILLE WOMENS SHELTER
Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE
Borough : BROOKLYN **Agency's Number** : JK03
Program / Asset # : DHS0082.000 / 4454 **Yr Built/Renovated** : 1904 / 2006
Area Sq Ft : 13,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 01-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1453 **Lot** : 1 **BIN** : 3039075

CAPITAL	FY 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



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$10,300	LIFE	**	5	\$3,100	A
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
Stucco Cement	75%	Now	\$57,900	2026	**	5	\$11,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, West Facade</i>								
Windows								
Aluminum	100%			2037	**	5	\$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
Interior								
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	5%			LIFE	**	5	\$400	C
Gypsum Board	90%			LIFE	**	5	\$10,400	C
Ceilings								
AcousTileSusp.Lay-In	25%			2026	**	5	\$4,000	B
Gypsum Board	75%			LIFE	**	5	\$15,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$300	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	80%			2021	\$20,800	10	\$7,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	10%			2026	**	10	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	10%			2021	\$2,600	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$900	1		B
Exit, Service	50%			2021	\$900	1		B
Exterior Lighting								
HID	100%			2021	\$400	10		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$5,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, H B Smith 310,000 Btu/hr</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$500	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$3,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$2,500	1		B
No Component	90%							D
Ventilation								

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$3,600 B
No Component	40%						D
Exhaust Fans							
Interior	60%			2021	\$8,100	2	\$200 B
Roof	40%			2021	\$3,900	2	\$100 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	B
Water Heater							
Gas Fired	100%			2016	\$2,800	2	\$200 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Throughout</i>							

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

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

CAPITAL	FY 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$134,200	A
Windows								
Aluminum	100%			2040	**	5	\$4,500	A
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
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	25%			2037	**	10	\$26,300	A
Modified Bitumen	75%			2024	\$309,600	10	\$43,000	A
Interior								
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	B
Gypsum Board	25%			LIFE	**	5-10	\$67,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2034	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$125,600	10	\$47,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	40%			2024	\$8,600	10	\$5,000	B
Exit, Service	60%			2024	\$5,200	1		B
Exterior Lighting								
HID	100%			2024	\$2,200	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$600	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$54,600	1	\$6,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$623,400	1-3	\$33,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$25,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$14,900	2040	**	4	\$2,600	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Hot Water Return Line</i>						

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%			2024	\$63,800	1	\$6,500	B
Convactor/Radiator	80%			2029	* *	1	\$13,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Window/Wall Unit	25%			2019	\$30,400	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,000	B
Exhaust Fans								
Roof	100%			2024	\$47,000	2	\$1,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	85%	2-4	\$3,000	2044	* *	1		B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Booster Pump</i>							
Galv Iron/Steel	15%			2037	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2029	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2029	* *	1	\$3,200	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2</i>							
	<i>Explanation : One Unit</i>							
Fire Suppression								
Sprinkler								
Generic	100%	Now	\$13,800	2044	* *	1-2	\$12,700	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Plumbing Room, Basement - Sprinkler Test Tee</i>							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression								
Chemical System								
No Component	80%							D
Generic	20%			2022	\$4,900	1-3	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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

Print Date : 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
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 59,158 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 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



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

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

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

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

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$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
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Rail	90%			2037	**	5-10	\$19,900	A
Roof								
Modified Bitumen	100%			2029	**	10	\$53,600	A
Interior								
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	B
AcousTileSusp.Lay-In	10%	Now	\$48,100	2044	**	5	\$3,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Concrete	80%			LIFE	**	5-10	\$72,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$31,000	3	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								

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

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

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

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

Asset # : 3014

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2022	\$33,300	3	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 500 Kva , 4160/2400/208/120 Volts</i>								
Feeder								
Cable	100%			2023	\$1,000	1		B
Raceway								
Conduit	100%			2024	\$3,500	1		B
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2024	\$1,000	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1600 Amperes</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2024	\$14,800	5	\$300	B
Raceway								
Conduit	100%			2024	\$2,600	1		B
Panelboards								
Fused Disc Sw	20%			2023	\$2,200	5	\$200	B
Molded Case Bkrs	60%			2023	\$6,700	5	\$800	B
Molded Case Bkrs	20%			2040	**	5	\$300	B
Wiring								
Braided Cloth	20%	2-4	\$800	2049	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	80%			2024	\$3,200	1		B
Motor Controllers								
Locally Mounted	80%			2022	\$43,200	5	\$300	B
Locally Mounted	20%			2037	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$14,900	B
Generators								
Diesel	100%			2033	**	1	\$18,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 80 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$600	5	\$1,800	B

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

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

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

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

Asset # : 3014

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : No Available Rating Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$99,100	10	\$37,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2024	\$11,700	10	\$4,400	B
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
Fluorescent	5%			2024	\$5,800	10	\$2,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Service	40%			2024	\$3,200	1		B
Emergency, Battery	10%			2024	\$2,000	10	\$1,200	B
Exit, Service	50%			2024	\$4,000	1		B
Exterior Lighting								
HID	100%			2024	\$2,000	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2032	**	1	\$5,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : C C T V Surveillance System</i>							
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2024	\$170,600	1-3	\$9,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Alarm Bells</i>							

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

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

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

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

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

Asset # : 3014

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$2,900	B
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$2,400	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$25,900	2029	**	1	\$14,100	B
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$11,300	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,700	B
Exhaust Fans								
Interior	20%			2032	**	2	\$300	B
Roof	80%			2032	**	2	\$1,200	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2037	**	1		B
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$4,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$3,800	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2029	**	1	\$3,000	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$13,600	B

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

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

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

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

Asset # : 3014

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression								
Fire Pump								
Generic	100%			2033	* *	1	\$9,100	B
Chemical System								
No Component	80%							D
Generic	20%			2022	\$4,900	1-3	\$8,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fire Extinguishers</i>								

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

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

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

Print Date : 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
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
Area Sq Ft : 102,592 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$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								
Modified Bitumen	10%			2029	**	10	\$6,200	A
Single Ply Membrane	90%			2024	\$196,800	10	\$55,700	A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$57,000	LIFE	**	5	\$27,400	C
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Stairs</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Stairs</i>					
Ceramic Tile	10%	Now	\$55,200	2027	**	5	\$6,300	C
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Toilets And Showers</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Toilets And Showers</i>					
Vinyl Tile	55%			2024	\$653,500	3	\$34,500	C
Vinyl Tile	25%			2019	\$297,000	3	\$15,700	C
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Second Floor</i>					
			<i>Explanation : 9x9 Units</i>					
Interior Walls								
Ceramic Tile	5%	Now	\$38,800	2027	**	5	\$3,300	C
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Showers</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Showers</i>					
Masonry: Brick	10%			LIFE	**	10	\$4,000	C
Plaster	85%			LIFE	**	5-10	\$95,700	C
Ceilings								
AcousTileSusp.Lay-In	5%			2022	\$41,600	5	\$6,300	B
Exposed Concrete	20%			LIFE	**	5-10	\$31,300	B
Plaster	75%			LIFE	**	5-10	\$161,600	B

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

Over 600 Volts

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	3	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 200 Amperes, 4160 Volts</i>							
Transformers								
Dry Type	100%			2022	\$33,300	3	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4160/208/120 Volts , 150 Kva</i>							
Feeders								
Cable	100%			2023	\$1,000	1		B
Raceway								
Conduit	100%			2024	\$3,500	1		B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- 800 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2034	**	5	\$200	B
Molded Case Bkrs	50%			2024	\$22,200	5	\$1,100	B
Raceway								
Conduit	80%			2024	\$8,300	1		B
Conduit	20%			2034	**	1		B
Panelboards								
Molded Case Bkrs	70%			2023	\$23,600	5	\$1,600	B
Molded Case Bkrs	30%			2032	**	5	\$700	B
Wiring								
Braided Cloth	70%	2-4	\$11,300	2049	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$24,400	5	\$600	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$25,900	B
Generators								
Diesel	100%			2027	**	1	\$32,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Genset Rated @ 100 Kw</i>							

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$3,100	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$191,600	10	\$73,000	B
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$10,100	10	\$3,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2019	\$6,900	1		B
Exit, Service	50%			2024	\$6,900	1		B
Exterior Lighting								
HID	100%			2024	\$3,400	10	\$300	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$86,400	1	\$9,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$51,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								

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

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

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

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

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

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression Sprinkler							
Generic	100%			2044	* *	1-2	\$23,500 B
Chemical System							
No Component	80%						D
Generic	20%			2019	\$4,900	1-3	\$9,000 B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Fire Extinguishers</i>							

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

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

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

Print Date : 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
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2010
Area Sq Ft : 55,215 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER-SCHWARTZ
Asset # : 1959

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$199,200	LIFE	**	5	\$29,800	A
<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Doors</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Expansion Joint At Exit To Parking Area</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$12,800	A
Metal Sect. OHD	5%			2029	**	5	\$5,800	A
Wood	10%			2037	**	5	\$18,600	A
Windows								
Aluminum	100%			2040	**	5	\$9,000	A
Roof								
Asphalt Shingle	25%			2027	**	10	\$1,800	A
Modified Bitumen	65%			2032	**	10	\$27,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%			2037	**	1		A
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$61,700	LIFE	**	5	\$89,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Toilet(s), Corridors</i>								
Ceramic Tile	5%	Now	\$15,000	2027	**	5	\$1,700	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shower Room Throughout</i>								
Vinyl Tile	35%	Now	\$45,100	2024	\$225,300	3	\$8,900	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Cafeteria</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$19,800	2027	**	5	\$1,700	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Stalls Throughout</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$32,500	C
Gypsum Board	20%			LIFE	**	5-10	\$23,000	C
Masonry: Brick	15%			LIFE	**	10	\$3,000	C
Ceilings								
AcousTileSusp.Lay-In	15%			2029	**	5	\$10,200	B
Exposed Struc: Wood	85%			LIFE	**	10	\$86,600	B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER-SCHWARTZ
Asset # : 1959

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Available Nameplate Ratings Available</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	B
Raceway								
Conduit	100%			2024	\$2,600	1		B
Panelboards								
Fused Disc Sw	20%			2023	\$2,200	5	\$200	B
Molded Case Bkrs	80%			2023	\$9,000	5	\$1,000	B
Wiring								
Thermoplastic	100%			2024	\$4,000	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$54,000	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$13,900	B
Generators								
Diesel	100%			2027	**	1	\$17,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : Emergency Generator Rated @ 100 Kw</i>							
Batteries								
Lead/Acid	100%			2017	\$600	5	\$1,700	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : 275 Gallons Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	92%			2024	\$100,500	10	\$38,300	B
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2024	\$2,200	10	\$800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	4%			2024	\$700	10	\$100	B
Incandescent	2%			2019	\$2,200	2		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER-SCHWARTZ
Asset # : 1959

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

Lighting

Egress Lighting

Emergency, Service
Exit, Service

50%
50%

2019
2024

\$3,700
\$3,700

1
1

B
B

Exterior Lighting

HID

100%

2024

\$1,800

10

\$100

B

Alarm

Security System

No Component
Generic

70%
30%

2024

\$46,500

1

\$5,100

D
B

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

Fire/Smoke Detection

Generic

100%

2032

* *

1-3

\$27,900

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Smoke Detectors And Horns And Alarm Bells*

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

Heating

Energy Source

Fuel Oil No 2

100%

Now

\$126,800

2054

* *

5

\$7,000

B

*Leak Evident, Extent : Severe, Area Affected : 100%**Location : Buried Fuel Tank*

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$22,500

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : 1st Floor**Explanation : 6 Separate Boiler Rooms Each With 1 Boiler For Heating. Center Boiler**Room Has Hot Water Boiler For Domestic Hot Water*

Distribution

Hot Wtr Piping/Pump

100%

0-2

\$51,700

2032

* *

4

\$2,200

B

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

Terminal Devices

Air Handler

10%

2024

\$27,700

1

\$2,800

B

Convactor/Radiator

90%

2029

* *

1

\$13,200

B

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

B

Conversion Equipment

Window/Wall Unit

10%

2017

\$10,600

1

B

No Component

90%

D

Ventilation

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

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

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

DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER-SCHWARTZ
Asset # : 1959

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,100	B
Exhaust Fans								
Roof	100%			2032	**	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	**	1		B
HW Heat Exchanger								
Low Temp	100%			2024	\$16,000	4	\$6,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2029	**	1	\$2,800	B
Fixtures								
Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2044	**	1-2	\$12,700	B
Chemical System								
Dry	10%			2019	\$2,400	1-3	\$4,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Kitchen</i>					
			<i>Explanation : Kitchen Hood</i>					
No Component	70%							D
Generic	20%			2022	\$4,900	1-3	\$8,300	B
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Fire Extinguishers</i>					

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

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

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

Print Date : 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$77,300	A
Metal Panel	2%			2041	**	5-10	\$11,200	A
Window Wall	3%			2041	**	5	\$9,200	A
Windows								
Aluminum	95%			2037	**	5	\$5,200	A
Glass Block	5%			LIFE	**	5	\$200	A
Parapets								
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								
Modified Bitumen	100%	Now	\$375,600	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$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
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,600	C
Glass: Single Pane	10%			LIFE	**	5	\$8,000	C
Gypsum Board	65%			LIFE	**	5	\$41,400	C
Ceilings								
Exposed Concrete	70%			LIFE	**	5	\$9,700	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$33,300	B

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	30%			2029	**	5	\$400	B
Molded Case Bkrs	70%			2029	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$18,600	B
Generators								
Diesel	100%			2024	\$73,000	1	\$23,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 125kw Dmt Genset</i>							
Batteries								
Lead/Acid	100%			2015	\$600	5	\$2,200	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$1,800	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$141,400	10	\$53,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T12 Lamps And Compact Fluorescent</i>							
HID	1%			2021	\$200	10		B
Egress Lighting								
Emergency, Service	20%			2021	\$2,000	1		B
Exit, Service	80%			2021	\$7,800	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$600	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Furnace	30%	Now	\$2,500	2021	\$24,700	1	\$7,900	B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Four Roof Mounted Units</i>							
Hot Water Boiler	70%			2034	**	1	\$20,600	B
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	70%			2029	**	4	\$2,100	B
No Component	30%							D
Terminal Devices								
Fan Coil Unit/Heat	70%			2026	**	1	\$13,400	B
No Component	30%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$1,100	2021	\$22,800	1	\$2,500	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
Window/Wall Unit	30%			2016	\$41,500	1		B
No Component	60%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$20,700	1	\$1,900	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$5,400	2	\$4,100	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,100	B
Exhaust Fans								
Interior	20%			2026	**	2	\$400	B
Roof	80%			2026	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$8,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilers</i>							
	<i>Explanation : Hot Water Coils In Boilers</i>							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$1,300 B
Sewage Ejector(s)							
Electric	100%			2026	* *	4	\$1,300 B
Backflow Preventer							
Generic	100%			2026	* *	1	\$3,700 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B, 1, 2, 3, 4</i> <i>Explanation : 2 Units - One Is Currently Undergoing Repair</i>							

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

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

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

Print Date : 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
Program / Asset # : DHS0012.000 / 1972 **Yr Built/Renovated** : 1926 / 2012
Area Sq Ft : 28,650 **Project Type** : HOMELESS SERVICES
Date of Survey : 18-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 1440 **Lot** : 73 **BIN** : 3038719

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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$22,100	A
Masonry: Limestone	5%			LIFE	**	5	\$1,200	A
Stucco Cement	25%	0-2	\$24,800	2028	**	5	\$9,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2039	**	5	\$2,000	A
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$6,200	2048	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	A
Masonry: Brick	85%	0-2	\$7,000	LIFE	**	5	\$2,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	5%			2043	**	5	\$500	A
Roof								
Modified Bitumen	95%			2028	**	10	\$19,300	A
Skylight, Metal/Glass	5%			2043	**	10	\$3,400	A
Interior								
Floors								
Ceramic Tile	10%	Now	\$15,200	2026	**	5	\$1,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	5%			2032	**	5	\$1,700	C
Marble Panels	2%	Now	\$2,100	LIFE	**	5	\$500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
Vinyl Tile	83%			2028	**	3	\$10,700	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,100	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	B
Plaster	20%	0-2	\$5,900	LIFE	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$600	B
<hr/>								
Raceway								
Conduit	100%			2033	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$600	B
<hr/>								
Wiring								
Thermoplastic	100%			2033	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%	Now	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2023	\$11,100	10	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2028	**	10	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	50%			2023	\$27,700	2	\$300	B

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

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

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$2,800	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$1,000	10	\$100	B

Alarm

Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2023	\$55,100	1-3	\$2,900	B

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

Heating

Energy Source								
Fuel Oil No 2	100%			2033	**	5	\$7,100	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One Tank Of 3,500 Gallons</i>					
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$22,800	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$1,100	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$12,300	2028	**	1	\$6,700	B
			<i>Broken, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2021	\$5,400	1		B
No Component	90%							D

Ventilation

Exhaust Fans								
Roof	100%	Now	\$4,200	2028	**	2	\$600	B
			<i>Broken, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof</i>					

Plumbing

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
HW Heat Exchanger Low Temp	100%			2053	* *	4	\$2,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : Coils Located In Boiler</i>					
Sanitary Piping Cast Iron	100%			LIFE	* *	1	B
Backflow Preventer Generic	100%			2031	* *	1	\$1,400 B
Fixtures Generic	100%						B

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

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

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

Print Date : 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$5,300	A
Masonry: Brick	25%			LIFE	**	5	\$8,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$17,100	A
Windows								
Aluminum	100%			2037	**	5	\$2,300	A
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$500	A
Masonry: Brick	40%			LIFE	**	5	\$700	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Corners</i>								
Metal Panel	5%			2031	**	5	\$300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At East Parapet</i>								
Pre-Cast Concrete	5%	Now	\$200	LIFE	**	5	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	25%			2034	**	5	\$1,200	A
Roof								
Modified Bitumen	75%			2026	**	10	\$10,900	A
Paver: Asphalt	20%	Now	\$29,900	2036	**			A
<i>Broken Paver Blocks, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Over Kitchen</i>								
Roll Roofing	5%			2017		5	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$5,300	C
Ceramic Tile	10%			2030	**	5	\$3,500	C
Quarry Tile	3%			2034	**	5	\$1,600	C
Vinyl Tile	80%			2021		3	\$13,900	C
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$4,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$800	C
Gypsum Board	65%			LIFE	**	5	\$16,200	C
Plaster	20%			LIFE	**	5	\$2,500	C

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	90%			2034	**	5	\$31,300	B
Exposed Concrete	7%			LIFE	**	5	\$400	B
Exposed Struc: Steel	3%			LIFE	**			B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$100	B
---------------	------	--	--	------	----	---	-------	---

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5	\$600	B
------------------	------	--	--	------	----	---	-------	---

Raceway

Conduit	100%			2041	**	1		B
---------	------	--	--	------	----	---	--	---

Panelboards

Molded Case Bkrs	100%			2037	**	5	\$600	B
------------------	------	--	--	------	----	---	-------	---

Wiring

Thermoplastic	100%			2041	**	1		B
---------------	------	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2026	**	5	\$200	B
-----------------	------	--	--	------	----	---	-------	---

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	B
---------	------	--	--	------	----	---	-------	---

Stand-by Power

Transfer Switches

Automatic	100%			2034	**	1	\$7,300	B
-----------	------	--	--	------	----	---	---------	---

Generators

Diesel	100%			2030	**	1	\$9,200	B
--------	------	--	--	------	----	---	---------	---

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

Location : Basement

Explanation : One 156 Kva Onan Genset

Batteries

Nickel Cadmium	100%			2016	\$600	5	\$5,300	B
----------------	------	--	--	------	-------	---	---------	---

Fuel Storage

Main Tank	100%			2049	**	5	\$700	B
-----------	------	--	--	------	----	---	-------	---

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

Location : Basement

Explanation : 275 Gals.

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
EAST 3RD STREET SHELTER
Asset # : 4441

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	99%			2026	**	10	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 And T-12 Lamps</i>								
HID	1%			2026	**	10		B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$11,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,100	B
Terminal Devices								
Air Handler	80%			2026	**	1	\$11,500	B
Convactor/Radiator	10%			2034	**	1	\$800	B
Fan Coil Unit/Heat	10%			2026	**	1	\$800	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2022	\$339,000	2	\$1,400	B
Heat Rejection								
Evap Condenser	100%			2021	\$21,400	2	\$16,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,900	B
Exhaust Fans								
Interior	50%	Now	\$8,700	2031	**	2	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Unit Could Not Be Located, May Have Been Removed</i>								
Roof	50%	Now	\$1,000	2031	**	2	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Exhaust Fan Was Never Put Into Service</i>								
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
EAST 3RD STREET SHELTER
Asset # : 4441

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2034	* *	1		B
Water Heater Gas Fired	100%			2019	\$6,100	2	\$300	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%	Now	\$1,000	2021	\$10,300	4	\$1,300	B
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Only One Float Switch For 2 Pumps</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 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 / 2006
Area Sq Ft : 42,500 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$23,500	A
Masonry: Brick	47%			LIFE	**	5	\$22,000	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard And Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$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
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,200	A
Roof								
Modified Bitumen	100%			2026	**	10	\$30,100	A
Interior								
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	B
Gypsum Board	80%			LIFE	**	5	\$51,100	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$900	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$32,900	10	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	60%			2021	\$49,400	2	\$500	B
Egress Lighting								
Emergency, Service	50%			2021	\$2,800	1		B
Exit, Battery	50%			2021	\$14,100	10	\$1,200	B
Exterior Lighting								
HID	100%			2021	\$1,400	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$16,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units, Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$9,700	2029	**	4	\$1,700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$11,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2019	\$99,800	2	\$400	B
Window/Wall Unit	15%			2016	\$12,000	1		B
No Component	65%							D

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$8,900	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,100	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2016	\$9,000	2	\$500	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit - Multi Temp</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,300	4	\$1,300	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 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
Program / Asset # : DHS0053.000 / 1949 **Yr Built/Renovated** : 1989 / 2010
Area Sq Ft : 68,625 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 101 **BIN** : 3332519

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$120,700	A
Masonry: Brick	15%	Now	\$71,200	LIFE	**	5	\$10,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Throughout</i>								
<hr/>								
Windows								
Aluminum	80%			2046	**	5	\$3,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	20%			2040	**	5	\$1,000	A
<hr/>								
Parapets								
Metal: Cage/Fence	100%	Now	\$109,500	2044	**	5	\$24,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	30%	Now	\$49,300	2037	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$305,700	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office, Child Care Room B</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,100	C
Ceramic Tile	5%	Now	\$18,200	2033	**	5	\$2,100	C
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
Terrazzo	5%			LIFE	**	5	\$6,500	C
Vinyl Tile	65%			2024	\$508,800	3	\$26,800	C
Vinyl Tile	15%	Now	\$117,400	2034	**	3	\$4,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooms Facing Yard</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Rooms</i>								
<i>Explanation : Floor Is Not Sloped Properly And Rain Water Flows Into Rooms</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$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
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : Impact Damage</i>								
Gypsum Board	55%			LIFE	**	5-10	\$92,300	C
Masonry: Brick	5%			LIFE	**	10	\$1,500	C
Ceilings								
Gypsum Board	100%			LIFE	**	5-10	\$283,800	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office, Child Care B</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	2%			2032	**	5		B
Molded Case Bkrs	98%			2032	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Lighting								
Interior Lighting								
Fluorescent	97%			2032	**	10	\$49,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2024		10		B
Incandescent	1%			2019		2		B
Egress Lighting								
Emergency, Battery	50%			2024		10	\$6,700	B
Exit, Service	50%			2024		1	\$4,600	B
Exterior Lighting								
HID	100%			2032	**	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	**	5	\$600	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024		1	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2024		1-3	\$35,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Bells, Smoke Detector, Manual Pull Station</i>								

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$27,400	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$4,100	B
Terminal Devices								
Air Handler	60%			2024	\$202,400	1	\$20,500	B
Convactor/Radiator	40%			2029	**	1	\$7,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%	Now	\$2,300	2024	\$115,500	2	\$1,100	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Units Serve General Areas Only</i>					
			<i>Explanation : Multiple Roof Units</i>					
Window/Wall Unit	10%			2019	\$12,900	1		B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$48,700	B
Exhaust Fans								
Interior	10%			2024	\$6,900	2	\$200	B
Roof	90%			2029	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%	Now	\$2,700	LIFE	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Stock Room</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
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



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$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
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$2,600	C
Vinyl Tile	95%			2026	**	3	\$18,400	C
Interior Walls								
Ceramic Tile	5%	Now	\$54,400	2034	**	5	\$1,500	C
Gypsum Board	95%			LIFE	**	5	\$35,300	C
Ceilings								
AcousTileSusp.Lay-In	100%			2026	**	5	\$51,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,000	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$14,800	5	\$200	B
Raceway								
Conduit	100%			2021	\$2,600	1		B
Panelboards								
Molded Case Bkrs	90%			2020	\$10,100	5	\$800	B
Molded Case Bkrs	10%			2043	**	5	\$100	B
Wiring								
Thermoplastic	90%			2021	\$3,600	1		B
Thermoplastic	10%			2047	**	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$9,400	5	\$200	B

Ground

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$64,900	10	\$24,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Fluorescent	20%			2029	* *	10	\$6,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 Lamps</i>						
HID	2%			2016	\$300	10		B
Egress Lighting								
Emergency, Battery	50%			2016	\$7,100	10	\$4,200	B
Exit, Service	50%			2016	\$2,900	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Radiant Heater	100%			2021	\$172,600	2	\$16,000	B
Terminal Devices								
Air Handler	100%			2016	\$211,400	1	\$21,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2015	\$252,500	2	\$1,100	B
Ext Pkg Unit - Heating/Cooling	50%	Now	\$129,300	2031	* *	2	\$900	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 2 Roof Units For 2nd & 3rd Floors Are On Extended Life</i>						
Heat Rejection								
Remote Air Cond	25%			2029	* *	2	\$6,000	B
Remote Air Cond	25%			2021	\$58,600	2	\$6,000	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,300	B
Exhaust Fans								
Interior	95%			2016	\$41,200	2	\$1,000	B
Roof	5%			2016	\$1,600	2	\$100	B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
FORBELL STREET SHELTER
Asset # : 3016

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	B
Water Heater							
Electric	50%			2020	\$3,000	4	\$200 B
Electric	50%	Now	\$300	2016	\$3,000	4	\$100 B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
<i>Location : 2 Units In Basement Electrical Boiler Room</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sewage Ejector(s)							
Electric	100%			2026	* *	4	\$1,300 B

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

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

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

Print Date : 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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$230,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations All Around.</i>								
<i>Explanation : Brick Repointed.</i>								
Masonry: Brick	5%	Now	\$118,700	LIFE	**	5	\$17,800	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade.</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West & South Facades.</i>								
Masonry: Limestone	5%	Now	\$110,900	LIFE	**	5	\$13,300	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations All Around.</i>								
Metal Panel	10%	Now	\$56,000	2031	**	5	\$66,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Window Wall	15%	Now	\$583,000	2031	**	5	\$99,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
Windows								
Aluminum	10%			2043	**	5	\$2,200	A
Steel	75%	Now	\$1,115,000	2046	**	5	\$105,100	A
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	10%			2037	**	5	\$22,400	A
Wood	5%	Now	\$35,000	2046	**	5	\$5,600	A
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								

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

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

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

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

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$140,400	LIFE	**	5	\$25,000	A
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Elevation And Throughout.</i>								
Masonry: Brick	80%			LIFE	**	5	\$51,700	A
Masonry: Brick	10%	Now	\$85,700	LIFE	**	5	\$6,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Northwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade A Few Misaligned In Toward The Roof Side.</i>								
Metal Panel	5%			2041	**	5	\$12,500	A
Roof								
Built-Up (BUR)	25%	Now	\$384,400	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Delaminating From The Parapet Wall.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side.</i>								
<i>Explanation : Pitch Pockets Leaking. Built Up Roof Is The Original.</i>								
Modified Bitumen	75%	Now	\$154,300	2021	\$1,543,300			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Drill Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Hip Roof And Adjacent Surfaces.</i>								

Interior

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

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

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

DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,000	C
Ceramic Tile	3%			2024	\$193,400	5	\$8,800	C
Sheet Vinyl/Rubber	23%	Now	\$20,800	2026	**	5	\$50,500	C
<i>Adhesion Failure, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Entrance Lobby Of Armory.</i>								
Terrazzo	2%			LIFE	**	5	\$4,600	C
Traffic Topping	2%	Now	\$7,900	2021	\$157,000	5	\$3,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Epoxy With Sand Finish.</i>								
Traffic Topping	20%			2026	**	5	\$73,100	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Track And Portions Of Drill Floor.</i>								
<i>Explanation : Refers To Rubberized Surface.</i>								
Vinyl Tile	25%	Now	\$693,400	2031	**	3	\$27,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors In Shelter.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
Wood	15%			2024	\$925,600	5	\$82,300	C
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athletes Bathrooms Being Constructed.</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Cast Stone/Terra Cotta	5%			LIFE	**			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : Mechanical Space Walls.</i>								
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%	Now	\$12,500	LIFE	**	5	\$10,300	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway.</i>								
Wood	5%			LIFE	**	5	\$45,700	C
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athlete Bathrooms Being Constructed.</i>								

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

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

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

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

Asset # : 4439

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$48,600	2026	**	5	\$36,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : First Floor Lobby</i>								
Exposed Concrete	5%	Now	\$28,000	LIFE	**	5	\$2,300	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room First Floor Of Shelter.</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Electrical Room And Boiler Rooms In Shelter.</i>								
Exposed Struc: Steel	10%			LIFE	**			B
Masonry: Infill Arch	5%			LIFE	**			B
Plaster	25%			LIFE	**	5	\$45,700	B
Wood	25%			LIFE	**	5	\$639,900	B
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athletes Bathrooms Being Constructed.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2021	\$14,300	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amp.</i>								
Fused Disc Sw	50%			2041	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amp. (Air Conditioning</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2041	**	5	\$400	B
Molded Case Bkrs	50%			2021	\$59,300	5	\$2,600	B
Raceway								
Conduit	80%			2021	\$24,900	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	25%			2037	**	5	\$1,300	B
Molded Case Bkrs	75%			2020	\$67,400	5	\$3,900	B
Wiring								
Thermoplastic	75%			2021	\$36,400	1		B
Thermoplastic	25%			2041	**	1		B

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	\$74,900	5	\$1,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	B
Stand-by Power								
Transfer Switches								
Automatic	80%			2034	**	1	\$47,900	B
Automatic	20%			2034	**	1	\$12,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 400 Amp. For Fire Pump</i>						
Generators								
Diesel	100%			2030	**	1	\$75,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room (track And Field Space)</i>						
		<i>Explanation : 250 Kw.</i>						
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$43,200	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$5,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 600 Gallons.</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2021	\$376,700	10	\$143,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Mostly T-12</i>						
Fluorescent	3%			2026	**	10	\$5,400	B
HID	15%			2026	**	10	\$1,000	B
Incandescent	2%			2021	\$9,400	2	\$100	B
Egress Lighting								
Exit, Service	50%			2021	\$16,100	1		B
Exit, Battery	50%			2021	\$80,600	10	\$6,600	B
Exterior Lighting								
HID	100%			2021	\$7,900	10	\$600	B
Alarm								
Security System								
Generic	100%			2016	\$665,400	1	\$72,600	B
Fire/Smoke Detection								
Generic	100%			2016	\$2,277,700	1-3	\$119,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Pal Space.</i>						
		<i>Explanation : Addressable Type.</i>						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2031	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 6,000 Gallon Tank For # 2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$169,000	2019	\$563,300	1	\$174,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing</i>						
Distribution								
Steam Piping/Pump	100%	Now	\$35,900	2031	* *	4	\$9,700	B
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Basement</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Pipe Connection Near Boiler A</i>						
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$63,300	B
Air Conditioning								
Energy Source								
Electricity	80%			2037	* *	1		B
Natural Gas	20%			2041	* *	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serves 3rd Floor Track And 4th Floor Bleachers</i>						
Conversion Equipment								
Absorption Chiller/Direct Fire	20%			2026	* *	1	\$42,300	B
Int Pkg Unit - Cooling	10%			2019	\$285,500	2	\$1,200	B
Ext Pkg Unit - Cooling	5%			2021	\$51,200	2	\$600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Split Units</i>						
Window/Wall Unit	5%			2016	\$22,800	1		B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pump	15%			2041	* *	4	\$1,400	B
Ductwork/Diffusers	15%			LIFE	* *	2	\$38,200	B
No Component	70%							D
Terminal Devices								
Fan Coil - Cooling	20%			2026	* *	1	\$12,700	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2021	\$26,500	2	\$6,800	B
Water Cool Tower	20%			2022	\$50,900	2	\$39,300	B
No Component	75%							D

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

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

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

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

Asset # : 4439

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$109,000	B
Exhaust Fans								
Interior	100%			2021	\$8,600	2	\$6,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$51,600	2021	\$51,600	2	\$2,300	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
HW Heat Exchanger								
Low Temp	100%			2021	\$68,800	4	\$19,400	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Bathrooms Under Constuction</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2016	\$10,300	4	\$2,000	B
Backflow Preventer								
Generic	100%			2021	\$21,500	1	\$12,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 To 4</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$98,700	B
Sprinkler								
Generic	100%			2041	* *	1-2	\$54,900	B
Fire Pump								
Generic	100%			2024	\$164,300	1	\$36,600	B

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

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

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

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
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Dec-2012 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$786,500	LIFE	**	5	\$217,600	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$17,200	A
Windows								
Aluminum	85%			2040	**	5	\$11,800	A
Aluminum	10%	Now	\$14,400	2032	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Screens At Tower Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Drill Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tower Floors</i>								
<i>Explanation : Bird Contamination</i>								
Bronze/Brass	5%			2032	**	5	\$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	35%	Now	\$77,500	2029	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor Dormitories</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Fourth Floor Dormitories</i>								
Single Ply Membrane	60%			2029	**	10	\$85,300	A
Skylight, Metal/Glass	5%	Now	\$206,100	2044	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 4th Floor Dormitories</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 4th Floor Dormitories</i>								

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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	**	3	\$13,100	C
Vinyl Tile	15%			2029	**	3	\$9,800	C
Wood	10%	Now	\$119,500	2039	**	5	\$16,400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor and Drill Floor Balcony</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<hr/>								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	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	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fourth Floor Dormitories</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	10%			2037	**	5	\$17,500	B
AcousTileSusp.Lay-In	12%			2037	**	5	\$20,900	B
Exposed Concrete	10%	Now	\$144,800	LIFE	**	5	\$2,700	B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steel Beam At Area Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Next To Generator Room</i>								
Exposed Struc: Steel	40%			LIFE	**	10	\$139,600	B
Exposed Struc: Wood	18%			LIFE	**	10	\$47,100	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drill Floor</i>								
Masonry: Vault Struct	5%			LIFE	**	10	\$4,400	B
Plaster	5%	Now	\$32,300	LIFE	**	5	\$5,500	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Basement.</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	30%			2024	\$1,000	5	\$200 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 2000 Amps For Service # 1</i>						
Fused Disc Sw	5%			2034	**	5	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 400 Amps For Fire Pump</i>						
Molded Case Bkrs	65%			2034	**	5	\$2,000 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Two 1600 Amps For Service # 2</i>						
Switchgear / Switchboard							
Fused Disc Sw	50%			2034	**	5	\$300 B
Molded Case Bkrs	50%			2024	\$24,000	5	\$1,500 B
Raceway							
Conduit	40%			2044	**	1	B
Conduit	60%			2024	\$6,700	1	B
Panelboards							
Fused Disc Sw	5%			2040	**	5	\$100 B
Molded Case Bkrs	65%			2040	**	5	\$2,000 B
Molded Case Bkrs	30%			2023	\$10,900	5	\$900 B
Wiring							
Thermoplastic	70%			2044	**	1	B
Thermoplastic	30%			2024	\$5,200	1	B
Motor Controllers							
Locally Mounted	70%			2037	**	5	\$500 B
Locally Mounted	30%			2022	\$37,400	5	\$200 B
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$3,400 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : At Water Main</i>						
	<i>Explanation : Corroded</i>						
Stand-by Power							
Transfer Switches							
Automatic	90%			2037	**	1	\$32,100 B
Automatic	5%			2037	**	1	\$1,800 B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Mechanical Room</i>						
	<i>Explanation : 20 Hp For Fire Pump</i>						
Automatic	5%			2037	**	1	\$1,800 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Transfer Switch Room</i>						
	<i>Explanation : 30 Amp For Fire Alarm</i>						

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2033	* *	1	\$44,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018	\$700	5	\$4,300	B
Fuel Storage								
Day Tank	100%			2032	* *	5	\$21,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2029	* *	10	\$90,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8 Lamps</i>								
HID	4%	Now	\$2,100	2034	* *			B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas</i>								
HID	11%			2029	* *	10	\$400	B
Egress Lighting								
Emergency, Service	40%			2029	* *	1		B
Emergency, Battery	10%			2024	\$5,200	10	\$2,800	B
Exit, Service	50%			2029	* *	1		B
Exterior Lighting								
HID	100%			2024	\$5,100	10	\$400	B
Alarm								
Security System								
No Component	60%							D
Generic	40%			2029	* *	1	\$17,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas</i>								
<i>Explanation : Fixed Cameras</i>								
Fire/Smoke Detection								
No Component	75%							D
Generic	25%			2029	* *	1-3	\$17,900	B

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$115,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$23,200	2034	**	4	\$5,800	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Between 2nd And 3rd Floors</i>								
Terminal Devices								
Air Handler	50%			2024	\$385,700	1	\$36,100	B
Convactor/Radiator	50%			2029	**	1	\$18,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$29,400	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$103,000	B
Exhaust Fans								
Interior	50%			2019	\$2,800	2	\$1,800	B
Roof	50%			2029	**	2	\$1,800	B
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2034	**	1		B
Galv Iron/Steel	25%	Now	\$10,700	2022	\$106,800	1		B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2023	\$33,300	2	\$1,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%	Now	\$6,700	2019	\$6,700	4	\$1,300	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s)								
Electric	100%			2024	\$11,100	4	\$2,000	B

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$16,800	A
Masonry: Brick	87%			LIFE	**	5	\$29,300	A
Masonry: Limestone	3%			LIFE	**	5	\$800	A
Windows								
Aluminum	100%	0-2	\$33,000	2039	**	5	\$6,900	A
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$1,100	A
Masonry: Limestone	5%			LIFE	**	5	\$100	A
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
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,300	2032	**	5	\$700	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet(s) and Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$7,800	C
Vinyl Tile	75%	0-2	\$35,400	2028	**	3	\$14,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2038	**	5	\$1,900	C
Interior Walls								
Ceramic Tile	4%	Now	\$5,200	2032	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$12,500	C
Gypsum Board	26%			LIFE	**	5	\$7,000	C
Ceilings								
AcousTile,Adhered	20%	Now	\$12,000	2028	**	5	\$5,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5	\$6,200	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$5,300	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) Main Service Switches Rated @ 600 Amperes Each</i>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$74,100	2053	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Raceway								
Conduit	100%			2023	\$12,700	1		B
Panelboards								
Fused Toggle Switch	60%	2-4	\$47,200	2048	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	20%			2022	\$15,700	5	\$200	B
Molded Case Bkrs	20%			2031	**	5	\$200	B
Wiring								
Braided Cloth	80%	0-2	\$8,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$12,700	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2023	\$292,700	10	\$29,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps And Compact Fluorescent</i>								
HID	2%			2023	\$2,800	10		B
Egress Lighting								
Emergency, Service	50%			2023	\$2,700	1		B
Exit, Service	50%			2023	\$2,700	1		B
Exterior Lighting								
HID	100%			2023	\$14,600	10	\$100	B
Alarm								

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component	70%							D
Generic	30%			2031	**	1-3	\$6,500	B

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

Heating

Energy Source

Fuel Oil No 2	100%	Now	\$9,300	2033	**	5	\$5,200	B
---------------	------	-----	---------	------	----	---	---------	---

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 : Boiler Room
Explanation : 2 Units

Distribution

Steam Piping/Pump	100%	Now	\$5,300	2023	\$263,800	4	\$1,600	B
-------------------	------	-----	---------	------	-----------	---	---------	---

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

Terminal Devices

Air Handler	25%			2028	**	1	\$5,200	B
Convactor/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%							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

Galv Iron/Steel	100%			2028	**	1		B
-----------------	------	--	--	------	----	---	--	---

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

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

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

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

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

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

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

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

Print Date : 05-Sep-2013

DEPT. OF HOMELESS SERVICES - FY 2014

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

CAPITAL	FY 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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$25,700		\$13,900	
Interior Architecture	\$52,800		\$17,700	\$22,200
Electrical	\$8,200	\$3,800	\$5,600	\$4,600
Mechanical	\$78,400	\$15,200	\$18,400	\$12,800
Total	\$165,200	\$19,000	\$55,700	\$39,500
Priority A	\$25,700		\$13,900	
Priority B	\$103,000	\$19,000	\$39,000	\$17,300
Priority C	\$36,500		\$2,800	\$22,200
Total	\$165,200	\$19,000	\$55,700	\$39,500



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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$32,100	A
Stucco Cement	80%	Now	\$321,400	2029	**	5	\$128,200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East And West Wings</i>								
<i>Explanation : This Component Is Actually Eifs Cladding.</i>								
Windows								
Aluminum	80%	Now	\$329,800	2049	**	5	\$3,400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2040	**	5	\$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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually E I F S Cladding System</i>								
Roof								
Modified Bitumen	65%	Now	\$102,500	2029	**			A
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over East And West Wings</i>								
Modified Bitumen	20%			2024		10	\$21,900	A
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Public Areas</i>								
Single Ply Membrane	15%			2024	\$58,100	10	\$16,400	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Explanation : Ballast/gravel Has Been Displaced. Sections Of This Roof Have Been Partially Repaired With Modified Membrane Roofing.</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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	C
Interior Walls								
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

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2037	**	5	\$29,800	B
Exposed Concrete	10%			LIFE	**	5-10	\$18,600	B
Plaster	70%			LIFE	**	5-10	\$179,400	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034	**	5	\$500	B
---------------	------	--	--	------	----	---	-------	---

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

Location : Electrical Rooms 1 And 2

Explanation : 2- 1200 Amperes Main Service Switches

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$2,700	B
------------------	------	--	--	------	----	---	---------	---

Raceway

Conduit	100%			2034	**	1		B
---------	------	--	--	------	----	---	--	---

Panelboards

Fused Disc Sw	2%			2032	**	5		B
Molded Case Bkrs	98%			2032	**	5	\$2,600	B

Wiring

Thermoplastic	100%			2034	**	1		B
---------------	------	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2022			\$700	B
-----------------	------	--	--	------	--	--	-------	---

Ground

Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

Lighting

Interior Lighting

Fluorescent	70%			2019	\$168,000	10	\$64,000	B
-------------	-----	--	--	------	-----------	----	----------	---

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

Location : Throughout The Building

Explanation : T-12 Lamps

Incandescent	30%			2019	\$72,000	2	\$700	B
--------------	-----	--	--	------	----------	---	-------	---

Egress Lighting

Emergency, Service	50%			2019	\$8,200	1		B
Exit, Battery	50%			2019	\$41,100	10	\$3,400	B

Exterior Lighting

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

Alarm

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

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

Alarm

Security System

No Component

60%

Generic

40%

2019

\$139,200

1

\$15,200

D

B

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

Fire/Smoke Detection

No Component

60%

Generic

40%

2019

\$476,400

1-3

\$25,800

D

B

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

B

Conversion Equipment

Hot Water Boiler

100%

2029

* *

1

\$49,400

B

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

Distribution

Hot Wtr Piping/Pump

100%

2032

* *

4

\$7,400

B

Terminal Devices

Convactor/Radiator

100%

2029

* *

1

\$32,200

B

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

B

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

10%

2028

* *

2

\$600

B

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

Ext Pkg Unit -

Heating/Cooling

10%

2024

\$74,500

2

\$600

B

No Component

80%

D

Terminal Devices

Fan Coil - Cooling

5%

Now

\$8,700

2034

* *

1

\$1,400

B

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

No Component

95%

D

Ventilation

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

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

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

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

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

Print Date : 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
Program / Asset # : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 2011
Area Sq Ft : 86,172 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 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

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



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

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

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

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

Asset # : 1973

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$116,300	LIFE	**	5	\$69,600	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,700	A
Windows								
Aluminum	90%			2039	**	5	\$26,500	A
Metal Louvers	10%	Now	\$19,400	2032	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor, Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Safety Gates On The Exterior Of The Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,800	A
Masonry: Brick	75%	4+	\$17,900	LIFE	**	5	\$2,700	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face Along William Street</i>								
Metal Panel	5%			2043	**	5	\$700	A
Metal: Cage/Fence	5%	Now	\$500	2028	**	5	\$600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	A
Roof								
Asphalt Macadam	10%	Now	\$1,500	2023	\$15,100	5	\$1,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area In Boiler Room</i>								
Modified Bitumen	30%	Now	\$8,700	2028	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Recreation Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Recreation Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Recreation Room</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Modified Bitumen	60%			2028	**	10	\$24,100	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof, 2011</i>								
Interior								

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

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

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

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

Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$21,900	C
Ceramic Tile	5%			2036	**	5	\$5,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Marble Panels	5%			LIFE	**	5	\$3,700	C
Vinyl Tile	80%			2028	**	3	\$30,000	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$4,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	C
Gypsum Board	10%			LIFE	**	5	\$5,400	C
Masonry: Brick	5%			LIFE	**			C
Plaster	70%	Now	\$114,300	LIFE	**	5	\$18,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase D, Recreation Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$10,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%	Now	\$38,300	LIFE	**	5	\$1,600	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$12,500	B
Plaster	70%	0-2	\$59,800	LIFE	**	5	\$43,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

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

Under 600 Volts

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

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

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

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

Asset # : 1973

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2023	\$800	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2033	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2043	**	5	\$100	B
Fused Disc Sw	50%			2023	\$14,800	5	\$200	B
Molded Case Bkrs	25%			2043	**	5	\$500	B
Raceway								
Conduit	25%			2043	**	1		B
Conduit	70%			2023	\$4,500	1		B
Conduit	5%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Fused Toggle Switch	10%	2-4	\$2,200	2048	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	30%			2031	**	5	\$600	B
Molded Case Bkrs	45%			2022	\$10,100	5	\$800	B
Molded Case Bkrs	5%			2045	**	5	\$100	B
Wiring								
Braided Cloth	25%	2-4	\$2,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	5%			2049	**	1		B
Thermoplastic	20%			2023	\$2,000	1		B
Motor Controllers								
Locally Mounted	70%			2021	\$63,000	5	\$300	B
Locally Mounted	30%			2028	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$21,800	B
Generators								
Diesel	100%			2026	**	1	\$27,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kva</i>								

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

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

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

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,600	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	7%			2028	* *	10	\$4,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	40%			2018	\$64,300	10	\$24,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2031	* *	10	\$30,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$800	10	\$100	B
Egress Lighting								
Emergency, Service	30%			2031	* *	1		B
Emergency, Battery	20%			2023	\$5,500	10	\$3,200	B
Exit, Service	30%			2023	\$3,300	1		B
Exit, Service	20%			2031	* *	1		B
Exterior Lighting								
HID	100%			2023	\$2,900	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2028	* *	1	\$13,200	B
Fire/Smoke Detection								
Generic	100%			2023	\$828,200	1-3	\$43,500	B

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

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

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

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

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

Asset # : 1973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$66,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$3,300	B
Terminal Devices								
Air Handler	45%			2023	\$183,700	1	\$18,600	B
Convactor/Radiator	50%	Now	\$35,800	2028	**	1	\$9,700	B
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Traps And Thermostats</i>								
Fan Coil Unit/Heat	5%			2023	\$56,700	1	\$1,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$34,900	2	\$400	B
Window/Wall Unit	40%			2018	\$62,300	1		B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Third Floor</i>								
<i>Explanation : Third Floor Units Maintained By Others</i>								
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,200	B
Exhaust Fans								
Interior	100%	Now	\$25,100	2028	**	2	\$1,600	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor, 4th Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd And 4th Floors</i>								
<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		B
Water Heater								
Gas Fired	100%			2021	\$17,600	2	\$1,000	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>								
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$2,000	B

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

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

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

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

Asset # : 1973

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

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

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

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

Print Date : 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
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 / 2012
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$1,600	A
Masonry: Brick	98%	0-2	\$413,500	LIFE	**	5	\$61,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$81,200	2040	**	5	\$2,100	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	20%			LIFE	**	5-10	\$9,100	A
Metal Panel	10%			2034	**	5	\$2,600	A
Metal Rail	50%			2041	**	5-10	\$60,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
No Component	20%							D
<hr/>								
Roof								
Metal Panel	35%			2037	**	10	\$34,600	A
Modified Bitumen	65%			2034	**	10	\$35,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof, 2012</i>								
<hr/>								
Interior								
Floors								
Carpet	5%			2020	\$21,600	3	\$7,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$16,100	C
Ceramic Tile	10%	Now	\$32,300	2033	**	5	\$3,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bathroom Showers</i>								
Vinyl Tile	80%	0-2	\$111,300	2029	**	3	\$22,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : At Entrance/exits</i>								
<hr/>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$17,500	C
Glass: Single Pane	2%			LIFE	**	5	\$2,600	C
Gypsum Board	70%			LIFE	**	5-10	\$104,400	C
Masonry: Brick	3%			LIFE	**	10	\$800	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	**	5-10	\$9,200	B
Gypsum Board	75%			LIFE	**	5-10	\$189,200	B
Plaster	15%			LIFE	**	5-10	\$18,900	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$100	B
Molded Case Bkrs	90%			2040	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2029	**	10	\$45,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2024		10	\$5,900	B
Exit, Service	50%			2024		1	\$4,000	B
Exterior Lighting								
HID	100%			2029	**	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2029	**	1	\$9,300	B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Alarm								
Fire/Smoke Detection								
No Component	50%			2029	**	1-3	\$15,400	D
Generic	50%							B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$24,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers - Equipment Appears To Be Well Maintained</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,600	B
Terminal Devices								
Air Handler	20%			2024	\$60,000	1	\$6,100	B
Convactor/Radiator	80%			2029	**	1	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$51,300	2	\$600	B
Split Unit	15%	0-2	\$3,900	2024	\$38,500			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Children Day Care Center, 4 Of 4 Defective Fan Coils</i>								
Window/Wall Unit	20%			2019	\$22,900	1		B
No Component	45%							D
Heat Rejection								
Remote Air Cond	20%			2024	\$36,500	2	\$6,800	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$43,300	B
Exhaust Fans								
Roof	100%			2029	**	2	\$1,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Appears To Be Well Maintained</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$3,300	2044	**	1		B
<i>Booster Pump w/Tank, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Defective Controls On Booster Pumping System</i>								

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

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

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

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

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

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

Maintenance \$ are aggregated over a 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 : JAMAICA ASSESSMENT CENTER
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : COR1
Program / Asset # : DHS0087.000 / 4459 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 30,690 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	**	5	\$12,200	A
Masonry: Brick	60%	Now	\$13,600	LIFE	**	5	\$20,300	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,200	A
Stucco Cement	2%			2034	**	5	\$1,700	A
Windows								
Aluminum	100%			2037	**	5	\$2,300	A
Parapets								
Masonry: Brick	45%	Now	\$8,000	LIFE	**	5	\$1,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
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	95%			2029	**	10	\$20,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$43,700	2031	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$600	LIFE	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2030	**	5	\$1,800	C
Quarry Tile	20%			2026	**	5	\$11,100	C
Terrazzo	38%	Now	\$8,400	LIFE	**	5	\$11,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2026	**	3	\$4,800	C
Interior Walls								
Ceramic Tile	15%			2024	**	5	\$6,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	C
Gypsum Board	15%			LIFE	**	5	\$4,000	C
Plaster	60%	Now	\$24,200	LIFE	**	5	\$7,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria And Rooms</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,500	B
Gypsum Board	10%			LIFE	**	5	\$4,600	B
Plaster	75%	Now	\$23,700	LIFE	**	5	\$17,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$14,800	5	\$100	B
<hr/>								
Raceway								
Conduit	90%			2021	\$2,300	1		B
Conduit	10%			2031	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	90%			2020	\$10,100	5	\$600	B
Molded Case Bkrs	10%			2029	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	90%			2021	\$3,600	1		B
Thermoplastic	10%			2031	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$100	B
Locally Mounted	20%			2019	\$1,500	5		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$46,400	10	\$17,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	20%			2026	**	10	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2016	\$200	10		B

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

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

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2021	\$5,100	10	\$3,000	B
Exit, Service	50%			2021	\$2,000	1		B

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

Heating

Energy Source								
Natural Gas	100%			2041	**	1		B

Conversion Equipment

Steam Boiler	100%			2034	**	1	\$24,500	B
--------------	------	--	--	------	----	---	----------	---

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

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump	100%			2031	**	4	\$1,800	B
-------------------	------	--	--	------	----	---	---------	---

Terminal Devices

Convactor/Radiator	100%			2019	\$264,300	1	\$8,000	B
--------------------	------	--	--	------	-----------	---	---------	---

Air Conditioning

Energy Source								
Electricity	100%			2029	**	1		B

Conversion Equipment

Ext Pkg Unit - Cooling	10%			2021	\$12,900	2	\$200	B
------------------------	-----	--	--	------	----------	---	-------	---

Window/Wall Unit	10%			2016	\$5,800	1		B
------------------	-----	--	--	------	---------	---	--	---

No Component	80%							D
--------------	-----	--	--	--	--	--	--	---

Heat Rejection

Remote Air Cond	10%			2021	\$3,300	2	\$1,700	B
-----------------	-----	--	--	------	---------	---	---------	---

No Component	90%							D
--------------	-----	--	--	--	--	--	--	---

Ventilation

Distribution

Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,800	B
--------------------	-----	--	--	------	----	-----	---------	---

No Component	80%							D
--------------	-----	--	--	--	--	--	--	---

Exhaust Fans

Interior	10%			2021	\$3,100	2	\$100	B
----------	-----	--	--	------	---------	---	-------	---

Roof	10%			2021	\$2,200	2	\$100	B
------	-----	--	--	------	---------	---	-------	---

No Component	80%							D
--------------	-----	--	--	--	--	--	--	---

Plumbing

H/C Water Piping

Brass/Copper	20%			2031	**	1		B
--------------	-----	--	--	------	----	---	--	---

Galv Iron/Steel	80%			2026	**	1		B
-----------------	-----	--	--	------	----	---	--	---

Water Heater

Gas Fired	100%			2019	\$6,500	2	\$400	B
-----------	------	--	--	------	---------	---	-------	---

Sanitary Piping

Cast Iron	100%			LIFE	**	1		B
-----------	------	--	--	------	----	---	--	---

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

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

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

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

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

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%			LIFE	**	5	\$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	B
Plaster	80%			LIFE	**	5	\$5,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$1,000	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2021	\$2,600	1		B
Panelboards								
Molded Case Bkrs	100%			2020	\$18,000	5	\$200	B

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

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

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

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

Asset # : 4465

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2021	\$4,000	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$1,900	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$15,700	10	\$6,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Incandescent	10%			2016	\$1,700	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$1,500	10	\$900	B
Exit, Service	50%			2021	\$600	1		B

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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX

Asset # : 4465

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

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

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

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

Print Date : 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
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
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



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

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

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

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

Asset # : 3010

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$47,500	A
Masonry: Brick	45%			LIFE	**	5	\$54,800	A
Stucco Cement	50%			2034	**	5	\$152,100	A
Windows								
Aluminum	90%	Now	\$112,000	2037	**	5	\$11,700	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
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
Interior								
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	B
Plaster	35%			LIFE	**	5	\$20,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Services Rated @ 800 Amps & 1200 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$300	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$200	B
Molded Case Bkrs	90%			2037	**	5	\$1,700	B

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

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

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

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

Asset # : 3010

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$34,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit With 4 Sections</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$3,500	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$22,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$16,300	1		B
No Component	90%							D
Ventilation								

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

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

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

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

Asset # : 3010

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,800	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2021	\$12,600	2	\$400	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2031	* *	1		B
Galv Iron/Steel	80%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$18,500	2	\$1,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : With Heat Exchanger To Make Hot Water</i>					
HW Heat Exchanger								
Low Temp	100%			2031	* *	4	\$10,400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 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



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

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

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

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

Asset # : 4440

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$42,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Front Facade</i>								
Stucco Cement	10%			2026	**	5	\$11,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$3,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Under Construction	100%							D
Roof								
Modified Bitumen	98%			2031	**	10	\$11,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2051	**	10	\$800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$11,300	LIFE	**	5	\$8,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Shower Rooms</i>								
Ceramic Tile	5%	Now	\$4,100	2030	**	5	\$900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Rooms</i>								
Vinyl Tile	85%	Now	\$180,600	2026	**	3	\$11,900	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$3,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	C
Glass: Single Pane	2%			LIFE	**	5	\$1,100	C
Gypsum Board	35%			LIFE	**	5	\$15,300	C
Masonry: Brick	15%			LIFE	**			C
Plaster	38%	Now	\$50,400	LIFE	**	5	\$8,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2034	**	5	\$9,300	B
Gypsum Board	10%			LIFE	**	5	\$4,700	B
Metal Panel	50%			LIFE	**	5	\$23,300	B
Plaster	15%			LIFE	**	5	\$3,500	B

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

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

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

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

Asset # : 4440

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 1- Electrical Service Rated @ 400 Amps</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$100	B
Raceway								
Conduit	80%			2041	**	1		B
Conduit	20%			2021	\$500	1		B
Panelboards								
Fused Disc Sw	5%			2037	**	5		B
Molded Case Bkrs	20%			2029	**	5	\$100	B
Molded Case Bkrs	75%			2037	**	5	\$400	B
Wiring								
Thermoplastic	80%			2041	**	1		B
Thermoplastic	20%			2021	\$800	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$5,900	B
Generators								
Diesel	100%			2030	**	1	\$7,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Gen Room</i>							
	<i>Explanation : 125kva</i>							
Batteries								
Lead/Acid	100%			2015	\$600	5	\$700	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Gen Room</i>							
	<i>Explanation : 250 Gallons</i>							
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
KENTON HALL SHELTER FORMER KENTON HOTEL
Asset # : 4440

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$9,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Brand New Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$900	B
Terminal Devices								
Convactor/Radiator	90%			2026	**	1	\$5,600	B
Fan Coil Unit/Heat	10%			2029	**	1	\$600	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2019		2	\$200	B
Reciprocating	10%			2021		1	\$900	B
Compr/Chiller								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Roof</i>								
<i>Explanation : One Split A/C Unit</i>								
Window/Wall Unit	5%			2016		1	\$2,200	B
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021		1	\$600	B
No Component	90%							D

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

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

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

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

Asset # : 4440

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	10%			2021	\$4,500	2	\$1,300	B
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : 1 Exterior Unit</i>							
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	B
Exhaust Fans								
Interior	90%			2021	\$21,500	2	\$500	B
Roof	10%			2021	\$1,700	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	**	1		B
Galv Iron/Steel	70%			2026	**	1		B
Water Heater								
Gas Fired	100%			2016	\$5,000	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Backflow Preventer								
Generic	100%			2031	**	1	\$1,200	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 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
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 24,666 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 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



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$20,400	A
Masonry: Brick	10%			LIFE	**	5	\$2,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facde</i>								
<i>Explanation : Stucco On Brick</i>								
Windows								
Aluminum	100%			2039	**	5	\$1,500	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$2,100	A
Metal Panel	5%	Now	\$3,100	2043	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
Metal: Cage/Fence	35%			2036	**	5-10	\$9,700	A
Roof								
Asphalt Shingle	5%			2032	**	10	\$200	A
IRMA/Protected Membrane	85%			2028	**	10	\$24,700	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	10%			2022			\$4,800	A
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$3,000	C
Quarry Tile	5%			2036	**	5	\$2,200	C
Vinyl Tile	85%			2023		3	\$9,500	C
Interior Walls								
Ceramic Tile	10%			2032	**	5	\$3,500	C
Gypsum Board	85%			LIFE	**	5	\$18,100	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	100%			2021		5	\$29,700	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	**	5	\$500	B
Raceway								
Conduit	95%			2033	**	1		B
Conduit	5%			2043	**	1		B
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$500	B
Wiring								
Thermoplastic	90%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$6,200	B
Generators								
Diesel	100%			2026	**	1	\$7,800	B
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Outside</i>
								<i>Explanation : Emergency Generator Rated @ 60 Kw</i>
Batteries								
Lead/Acid	100%			2016	\$600	5	\$700	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$600	B
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Outside</i>
								<i>Explanation : 300 Gallons Capacity</i>
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$123,200	10	\$13,600	B
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Throughout The Building</i>
								<i>Explanation : T-12 Lamps</i>
Fluorescent	20%			2023	\$32,900	10	\$3,600	B
								<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>
								<i>Location : Throughout The Building</i>
								<i>Explanation : T- 8 Lamps</i>
Incandescent	5%			2018	\$2,400	2		B
Egress Lighting								
Emergency, Service	60%			2028	**	1		B
Exit, Service	40%			2023	\$1,300	1		B
Exterior Lighting								
HID	100%			2023	\$800	10	\$100	B

Alarm

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

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

Alarm

Security System

No Component

70%

Generic

30%

2028

* *

1

\$2,300

D

B

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

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$71,100

1-3

\$3,700

D

B

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2033

* *

5

\$6,100

B

Conversion Equipment

Hot Water Boiler

100%

2028

* *

1

\$9,800

B

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

Distribution

Hot Wtr Piping/Pump

100%

2022

\$113,000

4

\$1,000

B

Terminal Devices

Under Construction

100%

D

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Window/Wall Unit

60%

2021

\$27,700

1

B

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

No Component

40%

D

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$4,400

B

No Component

60%

D

Exhaust Fans

Interior

30%

2023

\$7,500

2

\$200

B

Roof

15%

2023

\$2,700

2

\$100

B

No Component

55%

D

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
LEXINGTON AVE. WOMEN'S SHELTER
Asset # : 1976**

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

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

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
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$22,000			\$15,900
Interior Architecture		\$2,600	\$900	\$4,200
Electrical	\$1,500	\$1,900	\$1,600	\$15,500
Mechanical	\$3,200	\$2,400	\$4,000	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,700	\$10,900	\$10,400	\$41,800
Priority A	\$22,000			\$15,900
Priority B	\$8,600	\$8,200	\$9,500	\$25,100
Priority C		\$2,600	\$900	\$800
Total	\$30,700	\$10,900	\$10,400	\$41,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$22,400	A
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Riverdale Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	A
Windows								
Aluminum	100%	0-2	\$18,300	2039	**	5	\$1,900	A
<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$3,300	LIFE	**	5	\$1,000	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5	\$100	A
Metal Rail	5%			2040	**	5-10	\$1,000	A
Roof								
Modified Bitumen	98%			2028	**	10	\$15,900	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2028	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$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
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor(s)</i>								
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	B
Embossed Metal	5%			LIFE	**	5	\$500	B
Gypsum Board	15%			LIFE	**	5	\$4,200	B
Plaster	50%			LIFE	**	5	\$6,900	B

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2033	**	5	\$100 B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Electrical Room</i>					
		<i>Explanation : Two 200 Main Disconnect Switch</i>					
Switchgear / Switchboard							
Molded Case Bkrs	100%			2033	**	5	\$500 B
Raceway							
Conduit	90%			2023	\$2,300	1	B
Conduit	10%			2043	**	1	B
Panelboards							
Fused Disc Sw	15%			2031	**	5	\$100 B
Molded Case Bkrs	25%			2031	**	5	\$100 B
Molded Case Bkrs	10%			2039	**	5	B
Molded Case Bkrs	50%			2022	\$5,600	5	\$200 B
Wiring							
Thermoplastic	10%			2043	**	1	B
Thermoplastic	90%			2033	**	1	B
Motor Controllers							
Locally Mounted	100%			2028	**	5	\$100 B
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$300 B
Lighting							
Interior Lighting							
Fluorescent	5%			2028	**	10	\$700 B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : T-5 Lamps</i>					
Fluorescent	95%			2028	**	10	\$12,900 B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
		<i>Explanation : T-8 Lamps</i>					
Egress Lighting							
Emergency, Battery	50%			2023	\$3,100	10	\$1,800 B
Exit, Service	50%			2023	\$1,200	1	B
Exterior Lighting							
HID	100%			2023	\$700	10	\$100 B
Alarm							
Security System							
No Component	30%						D
Generic	70%			2028	**	1	\$4,800 B
Fire/Smoke Detection							
Generic	100%			2028	**	1-3	\$11,200 B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Electricity	5%			2053	**	1	B
Natural Gas	95%			2043	**	1	B
Conversion Equipment							
Radiant Heater	5%			2028	**	2	\$300 B
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
		<i>Location : Various Locations</i>					
		<i>Explanation : Multiple Units</i>					
Steam Boiler	95%			2036	**	1	\$14,000 B
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>					
Distribution							
Steam Piping/Pump	100%			2033	**	4	\$700 B
Terminal Devices							
Convactor/Radiator	100%			2021	\$159,100	1	\$4,800 B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	B
Conversion Equipment							
Ext Pkg Unit - Cooling	5%			2028	**	2	B
Window/Wall Unit	30%			2021	\$10,400	1	B
No Component	65%						D
Terminal Devices							
Fan Coil - Cooling	5%			2028	**	1	\$200 B
No Component	95%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,300 B
Exhaust Fans							
Roof	100%			2028	**	2	\$500 B
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	**	1	B
HW Heat Exchanger							
Low Temp	100%			2043	**	4	\$2,200 B
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	B
Fixtures							
Generic	100%						B
Vertical Transport							

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

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

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

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

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

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

Maintenance \$ are aggregated over a 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 : MEN'S SHELTER-EAST 3RD STREET
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 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

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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$54,300	A
Masonry: Brick	90%	Now	\$208,900	LIFE	**	5	\$62,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Facing Courtyard, Bulhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%			2045	**	5	\$11,200	A
Steel	5%	0-2	\$34,400	2048	**	5	\$3,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$3,100	A
Metal Panel	2%			2043	**	5	\$300	A
Metal Rail	25%			2036	**	5-10	\$19,000	A
Roof								
Cast in Place Concrete	3%			LIFE	**			A
Modified Bitumen	92%			2031	**	10	\$21,800	A
Skylight, Plastic	5%			2036	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$25,500	LIFE	**	5	\$18,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
Ceramic Tile	5%			2032	**	5	\$4,200	C
Quarry Tile	5%	Now	\$13,300	2028	**	5	\$3,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%			2023		3	\$25,200	C
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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$8,400	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$4,200	B
Exposed Concrete	10%	Now	\$64,400	LIFE	**	5	\$1,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%	Now	\$380,000	LIFE	**			B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5	\$36,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$29,600	5	\$300	B
Raceway								
Conduit	90%			2023	\$5,800	1		B
Conduit	10%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$2,200	5	\$100	B
Molded Case Bkrs	70%			2022	\$15,700	5	\$1,000	B
Molded Case Bkrs	20%			2031	**	5	\$300	B
Wiring								
Braided Cloth	10%	2-4	\$1,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2023	\$7,000	1		B
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	65%			2021	\$42,100	5	\$200	B
Locally Mounted	15%			2028	**	5	\$100	B
Locally Mounted	20%	0-2	\$13,000	2043	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,800	1	\$17,400	B
Generators								
Diesel	100%			2019	\$73,000	1	\$21,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Emergency Generator Rated @ 200 Kw</i>					
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,100	B
Fuel Storage								
Day Tank	50%			2022	\$2,300	5	\$5,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 50 Gallon Tank</i>					
Main Tank	50%			2026	**	5	\$800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 275 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	99%			2031	**	10	\$51,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2031	**	10	\$500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Service	45%			2018	\$4,200	1		B
Emergency, Battery	5%			2018	\$1,200	10	\$700	B
Exit, Service	50%			2018	\$4,600	1		B
Exterior Lighting								
HID	100%			2023	\$2,300	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$6,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Corridors</i>					
			<i>Explanation : Cctv Surveillance Camera</i>					

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

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

Alarm

Fire/Smoke Detection
Generic

100%	2031	**	1-3	\$34,700	B
------	------	----	-----	----------	---

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Fuel Oil No 2

100%	2033	**	5	\$17,400	B
------	------	----	---	----------	---

Conversion Equipment

Steam Boiler

100%	2021	\$309,800	1	\$55,600	B
------	------	-----------	---	----------	---

Other Observation, Extent : Light, Area Affected : 100%
Location : Sub Basement
Explanation : 3 Units - Replacement Project Has Just Started

Distribution

Steam Piping/Pump

100%	Now	\$44,400	2033	**	4	\$2,800	B
------	-----	----------	------	----	---	---------	---

Corroded, Extent : Severe, Area Affected : 50%
Location : Basement
Steam Traps Faulty, Extent : Severe, Area Affected : 50%
Location : Throughout

Terminal Devices

Convactor/Radiator

100%	2021	\$601,200	1	\$18,200	B
------	------	-----------	---	----------	---

Air Conditioning

Energy Source

Electricity

100%	2031	**	1		B
------	------	----	---	--	---

Conversion Equipment

Int Pkg Unit -
Heating/Cooling

15%	2021	\$190,200	2	\$500	B
-----	------	-----------	---	-------	---

R-22 Refrigerant, Extent : Light, Area Affected : 15%
Location : 4th Floor

Window/Wall Unit

5%	2018	\$6,500	1		B
----	------	---------	---	--	---

No Component

80%					D
-----	--	--	--	--	---

Ventilation

Distribution

Ductwork/Diffusers

10%	LIFE	**	2-5	\$3,100	B
-----	------	----	-----	---------	---

No Component

90%					D
-----	--	--	--	--	---

Exhaust Fans

Roof

10%	2018	\$5,100	2	\$200	B
-----	------	---------	---	-------	---

Wall Unit

15%	2023	\$14,400	2	\$300	B
-----	------	----------	---	-------	---

No Component

75%					D
-----	--	--	--	--	---

Plumbing

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2023	\$95,100	1		B
Galv Iron/Steel	50%	Now	\$4,800	2021	\$95,100	1		B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sub Basement And Water Main</i>							
HW Heat Exchanger								
Low Temp	100%			2023	\$19,800	4	\$8,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,300	2033	* *	4	\$1,300	B
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (1) S B, B, 1-6 (1) B, 1-6 (1) S B, 1</i>							
	<i>Explanation : 3 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2023	\$227,100	1-5	\$28,300	B
Sprinkler								
Generic	100%	Now	\$37,200	2023	\$743,100	1-2	\$13,700	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Fire Pump								
Generic	100%	Now	\$2,400	2019	\$47,200	1	\$9,500	B
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							

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

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

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

Print Date : 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
 Program / Asset # : DHS0027.000 / 1954 Yr Built/Renovated : 1900 / 2011
 Area Sq Ft : 139,997 Project Type : HOMELESS SERVICES
 Date of Survey : 19-Jul-2012 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 111 Lot : 150 BIN : 1083359

CAPITAL	FY 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$92,900	A
Masonry: Brick	78%			LIFE	**	5	\$92,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
Masonry: Granite	2%			LIFE	**	5	\$1,800	A
Masonry: Limestone	5%	Now	\$74,300	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2043	**	5-10	\$40,900	A
Windows								
Aluminum	55%	Now	\$1,261,300	2048	**	5	\$13,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2048	**	5	\$19,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Clad	5%	Now	\$141,500	2048	**	5	\$7,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$4,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	50%			LIFE	**	5	\$2,900	A
Masonry: Brick	30%			LIFE	**	5	\$1,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Rail	10%			2040	**	5-10	\$10,600	A

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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$7,000	2028	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2038	**	10	\$8,200	A
Modified Bitumen	40%			2031	**	10	\$26,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Slate	15%			LIFE	**			A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$49,200	LIFE	**	5	\$35,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%			2026	**	5	\$16,200	C
Mosaic Tile	2%	Now	\$88,300	2036	**	5	\$4,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%			LIFE	**	5	\$6,300	C
Vinyl Tile	30%	Now	\$138,500	2028	**	3	\$18,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341, 344, 345</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341,344, 345</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	23%			2023	\$353,900	3	\$14,000	C
Wood	15%			2038	**	5	\$45,600	C
Wood	5%	Now	\$171,200	2063	**	5	\$7,600	C
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER

Asset # : 1954

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%	Now	\$85,200	2026	**	5	\$7,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairs</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Gypsum Board	55%			LIFE	**	5	\$48,000	C
Masonry: Brick	5%			LIFE	**			C
Marble Panels	5%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$8,700	C
Plaster	5%	Now	\$26,500	LIFE	**	5	\$2,200	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Old Auditorium</i>								
Ceilings								
AcousTile,Adhered	10%			2028	**	5	\$16,200	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$8,100	B
Exposed Concrete	5%			LIFE	**	5	\$1,300	B
Gypsum Board	25%			LIFE	**	5	\$50,700	B
Masonry:Vault Struct	5%			LIFE	**			B
Plaster	45%			LIFE	**	5	\$45,600	B
Plaster	5%	Now	\$27,700	LIFE	**	5	\$5,100	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Old Auditorium</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Auditorium</i>								
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$500	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Fused Disc Sw	5%			2031	**	5	\$100	B
Molded Case Bkrs	95%			2031	**	5	\$2,900	B
Wiring								
Thermoplastic	100%			2033	**	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2028	**	5	\$700	B
Locally Mounted	10%			2021	\$3,000	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$35,400	B
Generators								
Diesel	100%			2026	**	1	\$44,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 120 Kw Kohler Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$4,200	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$261,200	10	\$99,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2023	\$8,900	1		B
Exit, Battery	50%			2023	\$44,700	10	\$3,700	B
Exterior Lighting								
HID	100%			2023	\$4,700	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	**	1	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$70,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Strobe Lights</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER

Asset # : 1954

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

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

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

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

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
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 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

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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$114,400	A
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
		<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Over 4th Floor</i>						
Modified Bitumen	85%	Now	\$52,800	2032	**			A
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over 4th Floor</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Over 4th Floor Near Elevator</i>						
Interior								
Floors								
Carpet	5%			2020	\$21,600	3	\$7,300	C
Cast in Place Concrete	15%			LIFE	**	5	\$48,200	C
Ceramic Tile	5%			2033	**	5	\$3,700	C
Quarry Tile	5%			2037	**	5	\$5,500	C
Vinyl Tile	70%			2029	**	3	\$19,300	C
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$49,100	C
Glass: Single Pane	10%			LIFE	**	5	\$13,200	C
Gypsum Board	20%			LIFE	**	5-10	\$29,800	C
Ceilings								
Exposed Concrete	85%			LIFE	**	5-10	\$78,000	B
Gypsum Board	15%			LIFE	**	5-10	\$37,800	B
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 4th Floor Near Elevator</i>						

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

Under 600 Volts

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 2- Main Service Switches Rated @ 800 Amperes Each</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$15,400	B
Generators								
Diesel	100%			2027	**	1	\$19,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Genset Rated @ 100 Kw</i>						
Batteries								
Lead/Acid	100%			2017	\$600	5	\$1,800	B
Fuel Storage								
Main Tank	100%			2039	**	5	\$1,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : No Rating Capacity Available</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2019	\$70,900	10	\$27,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	40%			2029	**	10	\$18,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Service	50%			2024	\$4,000	1		B
Exit, Service	50%			2024	\$4,000	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Exterior Lighting								
HID	100%			2019	\$2,000	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	**	5	\$500	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$51,400	1	\$5,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$586,300	1-3	\$31,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Furnace	10%			2029	**	1	\$2,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Hot Water Boiler	90%	Now	\$2,300	2037	**	1	\$19,700	B
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Both Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$3,600	B
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$15,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

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

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$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
<i>Alligating, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$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
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkheads</i>								
Glass: Single Pane	10%			LIFE	**	5	\$14,000	C
Masonry: Brick	60%			LIFE	**	10	\$16,800	C
Ceilings								
Exposed Concrete	65%			LIFE	**	5-10	\$63,500	B
Gypsum Board	35%			LIFE	**	5-10	\$94,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	B
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Molded Case Bkrs	100%			2032	**	5	\$1,400	B

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

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

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,700	2029	**	1	\$23,300	B
			<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Gas Assembly Is Needed For Boiler # 1</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$3,900	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$16,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%	0-2	\$4,100	2032	**	2	\$800	B
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 4 Units On Roof</i>					
Window/Wall Unit	70%			2019	\$85,300	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$46,100	B
Exhaust Fans								
Roof	100%			2029	**	2	\$1,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$3,500	2037	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Booster Pump</i>					
HW Heat Exchanger								
Low Temp	100%			2034	**	4	\$5,200	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Heat Exchanger Built Into Boiler</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$2,600	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : 1st Floor Hallways</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 1992
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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$10,900	LIFE	**	5	\$6,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Courtyard At East Facade, South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Court Yard</i>								
<i>Explanation : Wall Is Covered With Stucco Cement</i>								
Masonry: Brick	90%			LIFE	**	5	\$117,500	A
Masonry: Limestone	5%			LIFE	**	5	\$4,900	A
Windows								
Aluminum	95%			2037	**	5	\$29,200	A
Metal Clad	5%	2-4	\$91,000	2046	**	5	\$4,800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,100	LIFE	**	5	\$3,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$8,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Limestone	5%	Now	\$2,800	LIFE	**	5	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2021	\$271,500	10	\$37,700	A
Skylight, Metal/Glass	5%			2041	**	10	\$6,600	A
Interior								
Floors								
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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
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	**			B	
Gypsum Board	75%			LIFE	**	5	\$119,200	B	
Plaster	20%			LIFE	**	5	\$15,900	B	
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2041	**	5	\$400	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2041	**	5	\$400	B	
Raceway									
Conduit	100%			2041	**	1		B	
Panelboards									
Molded Case Bkrs	70%			2037	**	5	\$1,600	B	
Molded Case Bkrs	30%			2029	**	5	\$700	B	
Wiring									
Thermoplastic	100%			2041	**	1		B	
Motor Controllers									
Locally Mounted	100%			2034	**	5	\$600	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$1,300	B	
Lighting									
Interior Lighting									
Fluorescent	90%			2021	\$184,100	10	\$70,100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Lamp T-12 , Cfl</i>									
HID	5%			2021	\$1,700	10	\$100	B	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Backyard</i>									
<i>Explanation : Metal Halide</i>									
Incandescent	5%			2021	\$10,200	2	\$100	B	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	50%			2021	\$7,000	1		B
Exit, Service	50%			2021	\$7,000	1		B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$84,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$6,300	B
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$27,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2019	\$62,000	2	\$300	B
Window/Wall Unit	5%			2016	\$9,900	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	100%			2021	\$57,500	2	\$59,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	B
Exhaust Fans								
Roof	100%			2026	**	2	\$2,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$1,300	B
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2031	**	1	\$5,200	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							B

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

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

Print Date : 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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$42,200	A
Masonry: Brick	10%	Now	\$16,600	LIFE	**	5	\$5,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns At Two Story Wing</i>								
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
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	**	5	\$1,000	A
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping At North Parapet Of Six Story Wing</i>								
Masonry: Brick	70%	Now	\$121,400	LIFE	**	5	\$1,800	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Six Story Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Six Story Wing</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout South Facade Of Six Story Wing</i>								
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
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Of Six Story Wing</i>								
Roof								
Modified Bitumen	65%	Now	\$99,300	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Six Story Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Six Story Wing</i>								
Modified Bitumen	30%			2021		10	\$6,400	A
Skylight, Metal/Glass	5%			2031	**	10	\$3,500	A
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2017	\$74,300	3	\$18,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$11,100	C
Ceramic Tile	10%	Now	\$111,300	2036	**	5	\$2,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers And First Floor Restroom</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Showers And First Floor Restroom</i>								
Quarry Tile	5%	Now	\$8,000	2034	**	5	\$1,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	25%	Now	\$59,900	2026	**	3	\$4,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator Lobbies And Corridors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	25%			2021	\$119,800	3	\$6,300	C
Interior Walls								
Ceramic Tile	5%	Now	\$8,900	2030	**	5	\$1,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	C
Gypsum Board	55%			LIFE	**	5	\$19,900	C
Plaster	25%			LIFE	**	5	\$4,500	C
Plaster	5%	Now	\$5,500	LIFE	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Computer Server Room</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2026	**	5	\$40,400	B
Gypsum Board	20%			LIFE	**	5	\$12,600	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2041	**	1		B
Conduit	20%			2021	\$500	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	B
Molded Case Bkrs	90%			2037	**	5	\$800	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$30,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
HID	1%			2026	**	10		B
Incandescent	1%			2026	**	2		B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$33,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$2,500	B
Terminal Devices								
Air Handler	20%			2021	\$41,300	1	\$4,200	B
Convactor/Radiator	80%			2034	**	1	\$8,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Heat Pump	20%			2022	\$300	2	\$400	B
Window/Wall Unit	60%			2019	\$47,200	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	90%			2034	* *	1		B
Galv Iron/Steel	10%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$8,900	2	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		B
Plastic/PVC	10%			2038	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,100	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-6</i>								
<i>Explanation : 2 Units, 1 Unit Not In Service</i>								

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

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

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

Print Date : 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



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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$238,600	A
Masonry: Brick	3%			LIFE	**	5	\$8,000	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Wall Facing Roof</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Sandstone	7%			LIFE	**	5	\$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	A
Interior								
Floors								
Vinyl Tile	55%			2029	**	3	\$51,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2021	\$637,000	3	\$31,100	C
Wood	20%			2024	\$1,133,700	5	\$93,200	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$11,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$11,700	C
Masonry: Brick	75%			LIFE	**			C
Wood	5%			LIFE	**	5	\$38,800	C

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2026	**	5	\$12,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 9</i>								
AcousTileSusp.Lay-In	10%			2038	**	5	\$24,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%			LIFE	**	5	\$5,600	B
Exposed Struc: Steel	50%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								
Exposed Struc: Wood	30%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$3,900	2051	**	5	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$128,200	2051	**	5	\$2,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2021	\$27,000	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	20%			2037	**	5	\$900	B
Molded Case Bkrs	80%			2020	\$77,700	5	\$3,500	B
Wiring								
Braided Cloth	80%	2-4	\$8,200	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2041	**	1		B
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$600	B
Locally Mounted	50%			2019	\$5,800	5	\$600	B

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,000	LIFE	**	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$86,500	10	\$30,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fl</i>								
Fluorescent	80%			2026	**	10	\$121,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$14,800	1		B
Exit, Service	50%			2026	**	1		B
Exterior Lighting								
HID	100%			2016	\$7,200	10	\$500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$164,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$66,000	2041	**	4	\$8,200	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$53,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$41,900	1		B
No Component	90%							D
Ventilation								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,600	B
Exhaust Fans								
Interior	50%			2021	\$4,000	2	\$2,600	B
Roof	50%			2016	\$21,700	2	\$2,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	50%			2019	\$23,700	2	\$1,200	B
Oil Fired	50%			2019	\$31,600	1	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2026	* *	1	\$10,300	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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



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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%	0-2	\$226,200	LIFE	**	5	\$67,700	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout All Facades</i>								
Window Wall	3%			2044	**	5	\$7,800	A
Windows								
Aluminum	100%	0-2	\$89,700	2040	**	5	\$2,300	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Panel	10%			2044	**	5	\$2,800	A
Metal Rail	90%			2037	**	5-10	\$119,300	A
Roof								
Metal Panel	25%			2037	**	10	\$27,300	A
Modified Bitumen	75%	Now	\$321,800	2034	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facade Over Room 330 And 340</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$4,100	C
Vinyl Tile	95%			2024		3	\$38,500	C
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,800	C
Glass: Single Pane	3%			LIFE	**	5	\$4,400	C
Plaster	87%	Now	\$461,900	LIFE	**	5	\$25,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 3rd Floor</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Gypsum Board	80%	Now	\$244,900	LIFE	**	5	\$81,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
Plaster	20%	Now	\$55,500	LIFE	**	5	\$10,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Ends</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2044	**	5	\$200	B
Fused Disc Sw	30%			2044	**	5	\$100	B
<hr/>								
Raceway								
Conduit	70%			2044	**	1		B
Conduit	30%			2050	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	B
Molded Case Bkrs	85%			2040	**	5	\$1,200	B
<hr/>								
Wiring								
Thermoplastic	30%			2050	**	1		B
Thermoplastic	70%			2044	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$400	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
<hr/>								
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
PATH - POWERS FAMILY RESIDENCE
Asset # : 1948

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	**	10	\$44,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2032	**	10	\$5,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2024		10	\$6,500	B
Exit, Service	50%			2024		1	\$4,500	B
Exterior Lighting								
HID	100%			2024		10	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2029	**	1-3	\$13,600	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Hot Water Boiler	100%	Now	\$2,800	2029	**	1	\$24,200	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Room, 1 Of 5 Heat Exchange Sections Leaking On 1 Of 2 Boilers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Gas Fired Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$4,000	B
Terminal Devices								
Convactor/Radiator	80%			2029	**	1	\$14,000	B
Fan Coil Unit/Heat	20%			2024		1	\$3,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024		2	\$700	B
Window/Wall Unit	50%			2019		1	\$63,200	B
No Component	30%							D

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PATH - POWERS FAMILY RESIDENCE
Asset # : 1948

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Heat Rejection								
Air Condenser Unit	20%			2024	\$17,200	2	\$7,600	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,900	B
Exhaust Fans								
Roof	100%			2024	\$48,900	2	\$1,700	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler								
Generic	100%			2044	* *	1-2	\$15,200	B
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

Maintenance \$ are aggregated over a 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 : PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Address : 151 EAST 151ST STREET NEAR WALTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
Area Sq Ft : 76,743 **Project Type** : HOMELESS SERVICES
Date of Survey : 10-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7,ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 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

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



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

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

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

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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,800	A
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$169,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra- Cotta Panels.</i>								
Metal Panel	10%			2053	**	5-10	\$18,600	A
Window Wall	5%			2053	**	5	\$5,100	A
Windows								
Aluminum	100%			2048	**	5		A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Windows Are Fixed.</i>								
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5	\$7,800	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra-cotta Panels.</i>								
Metal Panel	40%			2053	**	5	\$3,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2053	**	5	\$500	A
Metal Rail	15%			2043	**	5-10	\$6,800	A
Roof								
IRMA/Protected Membrane	95%			2033	**	10	\$22,200	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Conference Room On Seven Floor</i>								
Roll Roofing	5%			2025	**	5	\$2,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,600	C
Ceramic Tile	5%			2038	**	5	\$4,700	C
Terrazzo	10%			LIFE	**	5	\$7,300	C
Vinyl Tile	75%			2033	**	3	\$35,200	C
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,100	C
Concrete Masonry Unit	15%			LIFE	**	5	\$14,500	C
Fiberglass Panel	5%			LIFE	**			C
Glass: Single Pane	20%			LIFE	**	5	\$36,300	C
Gypsum Board	55%			LIFE	**	5	\$79,900	C

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

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

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

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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$70,500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Conference Room On Seven Floor</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$11,700	B
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$1,700	B
Raceway								
Conduit	100%			2053	**	1		B
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$1,700	B
Wiring								
Thermoplastic	100%			2053	**	1		B
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$24,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Ratings</i>								
Batteries								
Lead/Acid	100%			2018		5	\$2,300	B

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

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

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

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

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2048	**	5	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2063	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 800 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$17,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	70%			2033	**	10	\$40,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		B
Exit, Service	50%			2033	**	1		B
Exterior Lighting								
HID	100%			2033	**	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Type</i>								
Alarm								
Security System								
No Component	60%							D
Generic	40%			2033	**	1	\$9,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2033	**	1-3	\$39,900	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		B

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

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

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

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

Asset # : 4448

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$31,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,900	2045	**	4	\$3,100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : V A V Box & B M S Control System</i>								
<hr/>								
Terminal Devices								
Air Handler	70%			2031	**	1	\$27,200	B
Convactor/Radiator	30%			2040	**	1	\$6,100	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		B
<hr/>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$28,400	2027	**	2	\$3,100	B
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Refrigerant Leaks - A C Room</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
<hr/>								
Heat Rejection								
Water Cool Tower	100%	Now	\$4,100	2027	**	2	\$50,600	B
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bearing Defects</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$30,700	LIFE	**	2-5	\$35,000	B
<i>Unbalanced System, Extent : Severe, Area Affected : 80%</i>								
<i>Location : B M S, Air Damper & Intake Louver Defects - Various Locations</i>								
<hr/>								
Exhaust Fans								
Interior	60%			2031	**	2	\$1,200	B
Roof	40%			2031	**	2	\$800	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
<hr/>								
Water Heater								
Gas Fired	100%			2022	\$16,600	2	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Asset # : 4448

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$3,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	<i>Other Observation, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : B-7, P H</i>							
	<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>							
Hydraulic	10%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : B-1</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$31,700	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$17,600	B
Fire Pump								
Generic	100%			2036	* *	1	\$11,800	B

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

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

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

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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$111,900	A
Masonry: Brick	85%	Now	\$407,000	LIFE	**	5	\$121,800	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North And South Facades, Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Along Catwalk Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	5%			LIFE	**	5	\$7,200	A
<i>Recent Construction, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
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	A
Metal Rail	5%			2034	**	5-10	\$2,300	A
Roof								
Copper/Terne	50%	Now	\$7,300	2036	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mansard Roof At South Facade</i>								
Metal Panel	10%			2038	**	10	\$3,700	A
Modified Bitumen	10%	Now	\$1,500	2026	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
Modified Bitumen	17%			2026	**	10	\$3,500	A
Roll Roofing	10%			2017		5	\$3,400	A
Skylight, Metal/Glass	3%			2047	**	10	\$2,000	A
Interior								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2020	\$77,500	3	\$19,800	C
Carpet	5%			2022	\$38,800	3	\$9,900	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Rooms On 4th Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$14,400	C
Ceramic Tile	5%			2030	**	5	\$6,600	C
Steel Plate	1%	Now	\$60,900	LIFE	**	1		C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	44%			2026	**	3	\$21,800	C
Vinyl Tile	30%			2029	**	3	\$14,800	C
Interior Walls								
Gypsum Board	45%			LIFE	**	5	\$42,600	C
Marble Panels	5%			LIFE	**			C
Plaster	10%	Now	\$28,800	LIFE	**	5	\$4,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exit Stair, Basement</i>								
Plaster	40%			LIFE	**	5	\$18,900	C
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$13,200	B
Exposed Concrete	10%			LIFE	**	5	\$2,100	B
Gypsum Board	15%			LIFE	**	5	\$24,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitories Facing Catwalk Roof</i>								
Plaster	10%			LIFE	**	5	\$8,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Skylight In Stair B, Basement</i>								
Plaster	55%			LIFE	**	5	\$45,300	B

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

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

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

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	85%			2021	\$8,800	1		B
Conduit	10%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2020	\$3,400	5	\$200	B
Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	10%			2029	**	5	\$200	B
Molded Case Bkrs	70%			2020	\$23,600	5	\$1,700	B
Molded Case Bkrs	5%			2037	**	5	\$100	B
Wiring								
Braided Cloth	80%	2-4	\$12,900	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2031	**	1		B
Thermoplastic	10%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2019	\$19,500	5	\$500	B
Locally Mounted	20%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$191,000	10	\$72,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And Cfl</i>								
Fluorescent	10%			2029	**	10	\$8,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$7,300	1		B
Exit, Service	50%			2021	\$7,300	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
REGENT FAMILY RESIDENCE
Asset # : 4444

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment Steam Boiler	100%			2026	* *	1	\$87,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilet Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	100%			2031	* *	4	\$6,500	B
Terminal Devices Convactor/Radiator	100%			2026	* *	1	\$28,500	B
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		B
Conversion Equipment Window/Wall Unit	2%			2019		1	\$4,100	B
No Component	98%							D
Ventilation								
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$4,900	B
No Component	90%							D
Exhaust Fans Interior	100%	Now	\$33,100	2021	\$110,500	2	\$2,200	B
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	* *	1		B
Water Heater Gas Fired	100%			2016	\$23,300	2	\$1,300	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-18</i>							
	<i>Explanation : 3 Units</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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
Program / Asset # : DHS0084.000 / 4456 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 17,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 10-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 24 **BIN** : 3090429

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	A
Masonry: Brick	35%			LIFE	**	5	\$6,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$10,300	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	90%			2037	**	5	\$1,100	A
Metal Clad	10%	0-2	\$7,400	2046	**	5	\$400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Under Construction	100%							D
Roof								
Skylight, Metal/Glass	5%			2041	**	10	\$2,000	A
Under Construction	95%							D
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$1,000	C
Quarry Tile	20%			2034	**	5	\$6,100	C
Vinyl Tile	25%			2021	\$48,500	3	\$2,600	C
Wood	50%			2049	**	5	\$19,200	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$4,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	C
Gypsum Board	50%			LIFE	**	5	\$7,300	C
Plaster	20%	Now	\$8,900	LIFE	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2026	**	5	\$4,100	B
Gypsum Board	80%			LIFE	**	5	\$20,500	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 200a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$32,300	10	\$12,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, Service	50%			2021	\$1,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$6,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units - Multi Temp</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Hw Pump Connections</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$4,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	15%			2019	\$29,900	2	\$100	B
Window/Wall Unit	25%			2016	\$8,000	1		B
No Component	60%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$2,700	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	B
Exhaust Fans								
Roof	30%			2021	\$3,700	2	\$100	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,600	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,300	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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 # : DHS0084.010 / 4462 **Yr Built/Renovated** : 1923 / 2009
Area Sq Ft : 16,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 10-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 4077 **Lot** : 28 **BIN** : 3090430

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,400	A
Masonry: Brick	45%			LIFE	**	5	\$7,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$7,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	90%			2037	**	5	\$1,100	A
Metal Clad	10%	0-2	\$7,000	2046	**	5	\$400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Quarry Tile	20%			2034	**	5	\$5,800	C
Vinyl Tile	20%			2021		3	\$1,900	C
Vinyl Tile	5%	0-2	\$9,100	2031	**	3	\$400	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Security Room</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Corridor And Offices</i>								
Wood	55%			2049	**	5	\$19,900	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$4,600	C
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	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$2,900	B
Gypsum Board	85%			LIFE	**	5	\$20,500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 400a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$300	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$30,400	10	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, Service	50%			2021	\$1,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$6,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$600	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,200	B
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2037	* *	1	
Conversion Equipment							
Int Pkg Unit - Cooling	10%			2019	\$18,800	2	\$100
Window/Wall Unit	25%			2016	\$7,500	1	
No Component	65%						
Distribution							
Ductwork/Diffusers	10%			LIFE	* *	2	\$1,700
No Component	90%						
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2034	* *	1	
Water Heater							
Gas Fired	100%			2019	\$3,400	2	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$1,300
Backflow Preventer							
Generic	100%			2026	* *	1	\$800
Fixtures							
Generic	100%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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	

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$57,600	\$2,200		\$2,000
Interior Architecture	\$8,100		\$2,000	
Electrical	\$1,000	\$16,800	\$2,600	\$1,000
Mechanical	\$2,000	\$16,000	\$2,600	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,600	\$38,900	\$11,100	\$9,000
Priority A	\$57,600	\$2,200		\$2,000
Priority B	\$7,000	\$36,700	\$9,100	\$6,900
Priority C	\$8,100		\$2,000	
Total	\$72,600	\$38,900	\$11,100	\$9,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$31,100	LIFE	**	5	\$7,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices & Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Cornices</i>								
Masonry: Brick	90%			LIFE	**	5	\$16,100	A
Masonry: Granite	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	100%			2043	**	5	\$4,100	A
Parapets								
Masonry: Brick	75%	Now	\$192,800	LIFE	**	5	\$6,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$10,600	2026	**	5	\$7,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	30%			2026	**	10	\$2,200	A
Panel/Paver: Cer/Brk	50%	Now	\$15,300	2031	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roll Roofing	15%	Now	\$500	2020	\$5,200	5	\$900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Skylight, Metal/Glass	5%			2041	**	10	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,400	C
Ceramic Tile	5%			2030	**	5	\$1,000	C
Terrazzo	5%			LIFE	**	5	\$800	C
Vinyl Tile	80%			2029	**	3	\$6,100	C
Interior Walls								
Ceramic Tile	30%			2030	**	5	\$15,200	C
Gypsum Board	10%			LIFE	**	5	\$3,000	C
Plaster	60%			LIFE	**	5	\$9,100	C
Ceilings								
AcousTileSusp.Lay-In	80%			2034	**	5	\$14,700	B
Plaster	20%			LIFE	**	5	\$2,300	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room, Basement</i>							
	<i>Explanation : 800 Amps</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$100	B
<hr/>								
Raceway								
Conduit	50%			2041	**	1		B
Conduit	50%			2031	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	20%			2037	**	5	\$100	B
Molded Case Bkrs	80%			2037	**	5	\$300	B
<hr/>								
Wiring								
Thermoplastic	100%			2041	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Connected With Main Water Pipe</i>							
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$4,600	B
<hr/>								
Generators								
Diesel	100%			2030	**	1	\$5,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 156 Kva</i>							
<hr/>								
Batteries								
Nickel Cadmium	100%			2016		5	\$3,300	B
<hr/>								
Fuel Storage								
Day Tank	100%			2037	**	5	\$2,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator, Basement</i>							
	<i>Explanation : 250 Gallons</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	99%			2026	**	10	\$13,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T12, T8 And T5 Lamps</i>							
<hr/>								
HID	1%			2021		10	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	60%			2026	**	1		B
Exit, Service	40%			2026	**	1		B
Mechanical								
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%			2041	**	5	\$4,600	B
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2041	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	65%			2019	\$24,100	1		B
No Component	35%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2021	\$2,900	2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2019	\$4,200	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Working Units And 1 Obsolete Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$11,100	4	\$2,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SCCW CENTRAL
Asset # : 4443

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	**		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : All Floors B-4</i>						
	<i>Explanation : 1 Unit</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : SENECA ANNEX
Address : 999 FREEMAN STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0065.000 / 3015 **Yr Built/Renovated** : 1919 / 2009
Area Sq Ft : 28,452 **Project Type** : HOMELESS SERVICES
Date of Survey : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2065	**	10	\$4,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$33,500	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$11,500	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$4,000	A
Roof								
Modified Bitumen	97%			2031	**	10	\$10,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$1,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	C
Ceramic Tile	15%			2030	**	5	\$5,200	C
Vinyl Tile	15%			2026	**	3	\$2,000	C
Wood	65%			2049	**	5	\$42,500	C
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$5,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	C
Gypsum Board	70%			LIFE	**	5	\$23,700	C
Plaster	15%			LIFE	**	5	\$2,500	C
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,200	B
Gypsum Board	65%			LIFE	**	5	\$28,300	B
Plaster	20%			LIFE	**	5	\$4,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$600	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$16,800	10	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, 1st Floor</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2016	\$200	10		B
Incandescent	68%			2021	\$38,100	2	\$400	B
Egress Lighting								
Emergency, Battery	20%			2021	\$1,900	10	\$1,100	B
Exit, Service	80%			2021	\$3,100	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SENECA ANNEX
Asset # : 3015

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2026	**	1	\$5,800	B
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Sub Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Hot Water Boiler	50%			2041	**	1	\$5,800	B
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Sub Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$7,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%	Now	\$1,700	2022	\$34,000	2	\$100	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub Basement Boiler Room</i>							
Window/Wall Unit	10%			2016	\$5,400	1		B
No Component	80%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$3,000	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,900	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2021	\$6,300	2	\$200	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2021	\$60,900			B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,200	4	\$2,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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**
 Program / Asset # : **DHS0060.000 / 2595** Yr Built/Renovated : **1920 / 2005**
 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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,800		\$4,200	
Interior Architecture				\$3,500
Electrical	\$200	\$2,600	\$200	
Mechanical	\$5,100	\$36,900	\$11,500	\$5,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$28,100	\$44,400	\$20,800	\$14,200
Priority A	\$17,800		\$4,200	
Priority B	\$10,300	\$44,400	\$16,700	\$10,600
Priority C				\$3,500
Total	\$28,100	\$44,400	\$20,800	\$14,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$80,600	A
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : B & C Line</i>							
Masonry: Brick	10%			LIFE	**	5	\$9,000	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North Facade</i>							
	<i>Explanation : Cement Stucco Coated</i>							
Windows								
Aluminum	95%	Now	\$54,700	2037	**	5	\$2,900	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Cirwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%	2-4	\$17,800	2046	**	5	\$900	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairs</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$3,400	A
Masonry: Brick	25%			LIFE	**	5	\$1,400	A
Metal Panel	10%			2047	**	5	\$2,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	A
Roof								
Modified Bitumen	98%			2029	**	10	\$45,000	A
Skylight, Metal/Glass	2%			2047	**	10	\$3,100	A
Interior								
Floors								
Ceramic Tile	10%	Now	\$62,000	2030	**	5	\$4,700	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms Showers</i>							
Vinyl Tile	30%	Now	\$53,300	2021	\$266,700	3	\$10,500	C
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Wood	60%	Now	\$118,700	2049	**	5	\$52,700	C
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Gypsum Board	70%			LIFE	**	5	\$47,100	C
Plaster	30%			LIFE	**	5	\$10,100	C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Gypsum Board	80%			LIFE	**	5	\$93,800	B
Plaster	20%			LIFE	**	5	\$11,700	B

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	5	\$300	B
---------------	------	--	--	------	----	---	-------	---

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2000 Amps Service

Switchgear / Switchboard

Fused Disc Sw	100%			2031	**	5	\$300	B
---------------	------	--	--	------	----	---	-------	---

Raceway

Conduit	100%			2031	**	1		B
---------	------	--	--	------	----	---	--	---

Panelboards

Molded Case Bkrs	100%			2029	**	5	\$1,700	B
------------------	------	--	--	------	----	---	---------	---

Wiring

Thermoplastic	100%			2031	**	1		B
---------------	------	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2026	**	5	\$400	B
-----------------	------	--	--	------	----	---	-------	---

Ground

Grounding Devices

Not Accessible	100%							D
----------------	------	--	--	--	--	--	--	---

Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Covered With Insulation

Lighting

Interior Lighting

Fluorescent	23%			2021	\$34,700	10	\$13,200	B
-------------	-----	--	--	------	----------	----	----------	---

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Corridors

Explanation : T-12 Lamps

HID	2%			2021	\$500	10		B
-----	----	--	--	------	-------	----	--	---

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Front Entrance, Roof

Explanation : High Pressure Sodium

Incandescent	75%			2021	\$113,200	2	\$1,100	B
--------------	-----	--	--	------	-----------	---	---------	---

Egress Lighting

Exit, Service	50%			2026	**	1		B
---------------	-----	--	--	------	----	---	--	---

Exit, Battery	50%			2026	**	10	\$2,100	B
---------------	-----	--	--	------	----	----	---------	---

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	* *	1	\$31,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$3,100	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$20,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$14,600	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,900	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$16,500	2	\$900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Needs A Hot Water Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B - G</i>						
		<i>Explanation : 1 Frieght</i>						
No Component	90%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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**
 Program / Asset # : **DHS0056.000 / 2670** Yr Built/Renovated : **1990 / 2009**
 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$56,100	A
Windows								
Aluminum	100%	Now	\$36,100	2037	**	5	\$1,900	A
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Sills Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2034	**	5-10	\$68,500	A
Roof								
Built-Up (BUR)	65%			2031	**	10	\$46,800	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	35%			2034	**	10	\$46,200	A
Interior								
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%	Now	\$24,600	LIFE	**	5	\$40,500	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%	Now	\$14,800	LIFE	**	5	\$73,400	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Plaster	20%			LIFE	**	5	\$9,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2031	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Batteries								
Lead/Acid	100%			2015	\$600	5	\$1,800	B
		<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 15 Kva 208v/120v Uninterruptible Power System (ups)</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2026	**	10	\$27,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 Lamps</i>						
Fluorescent	35%			2021	\$41,300	10	\$15,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T12 Lamps</i>						
HID	5%			2026	**	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2021	\$4,000	1		B
Exit, Service	50%			2021	\$4,000	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	50%			2038	**	1	\$12,200	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						
Hot Water Boiler	50%			2026	**	1	\$12,200	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SPRINGFIELD FAMILY INN
Asset # : 2670

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$3,600	B
Terminal Devices								
Air Handler	25%	Now	\$7,500	2021	\$75,000	1	\$6,800	B
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit In Basement</i>								
Convactor/Radiator	75%			2026	**	1	\$11,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2025	**	2	\$500	B
Window/Wall Unit	10%			2016	\$11,400	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Interior	20%			2021	\$12,300	2	\$300	B
Roof	80%	Now	\$10,600	2021	\$35,400	2	\$1,000	B
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2051	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Brand New Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	**	1	\$3,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HOMELESS SERVICES - 071
 SPRINGFIELD FAMILY INN
 Asset # : 2670**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : C-2</i> <i>Explanation : 1 Unit</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a 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 : STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE @ SLOSSON TERR
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DHS0046.000 / 1944 Yr Built/Renovated : 1937 / 1987
Area Sq Ft : 26,134 Project Type : HOMELESS SERVICES
Date of Survey : 21-Jun-2013 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 6 Lot : 14 BIN : 5000048

CAPITAL	FY 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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$117,600		\$4,400	
Interior Architecture	\$61,500			\$2,900
Electrical	\$21,400	\$1,600	\$1,600	\$2,300
Mechanical	\$15,400	\$10,400	\$14,100	\$7,300
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$227,700	\$23,900	\$32,000	\$24,400
Priority A	\$117,600		\$4,400	
Priority B	\$58,700	\$23,900	\$27,600	\$21,500
Priority C	\$51,400			\$2,900
Total	\$227,700	\$23,900	\$32,000	\$24,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Asset # : 1944

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$19,800	LIFE	**	5	\$7,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	15%	2-4	\$16,000	LIFE	**	5	\$2,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco</i>								
Masonry: Brick	25%	Now	\$51,600	LIFE	**	5	\$7,700	A
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Door At South Facade</i>								
Masonry: Brick	40%			LIFE	**	5	\$24,700	A
Stucco Cement	5%	Now	\$4,800	2037	**	5	\$1,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%			2037	**	5	\$7,700	A
Windows								
Aluminum	90%	Now	\$26,800	2040	**	5	\$900	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$12,100	2049	**	5	\$1,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stair</i>								
Parapets								
Masonry: Brick	65%	2-4	\$7,000	LIFE	**	5	\$1,100	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$700	2044	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$200	2029	**	5	\$600	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2037	**	5	\$1,000	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	95%			2029	**	10	\$12,500	A
Skylight, Metal/Glass	5%	2-4	\$17,700	2034	**			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%	0-2	\$13,900	2027	**	5	\$800	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5	\$2,400	C
Terrazzo	15%	Now	\$14,100	LIFE	**	5	\$3,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%	2-4	\$22,400	2024	\$223,600	3	\$8,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Plaster	100%	0-2	\$137,200	LIFE	**	5	\$11,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	2-4	\$83,600	2029	**	5	\$12,600	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$3,900	B
Plaster	15%	Now	\$8,100	LIFE	**	5	\$2,900	B
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,000	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$14,800	5	\$100	B
Raceway								
Conduit	100%			2024	\$2,600	1		B
Panelboards								
Fused Disc Sw	10%			2023	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2023	\$10,100	5	\$500	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2024	\$4,000	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	B
Stand-by Power								
Transfer Switches								
Manual	100%			2024	\$10,800	5	\$100	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	99%			2019	\$50,100	10	\$19,100	B
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2024	\$500	10	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$2,500	B
Exit, Service	50%			2032	* *	1		B
Exterior Lighting								
HID	100%			2024	\$900	10	\$100	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2024	\$36,700	1	\$4,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways, Outside</i>						
		<i>Explanation : C C T V Surveillance Camera</i>						
Fire/Smoke Detection								
Generic	100%			2024	\$251,200	1-3	\$13,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Asset # : 1944

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment Steam Boiler	100%			2029	* *	1	\$20,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2034	* *	4	\$1,000	B
Terminal Devices Convactor/Radiator	100%			2037	* *	1	\$6,800	B
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		B
Conversion Equipment Window/Wall Unit	10%			2019		1	\$4,900	B
No Component	90%							D
Terminal Devices Fan Coil - Cooling	2%			2024		1	\$100	B
No Component	98%							D
Heat Rejection Air Condenser Unit	2%			2024		2	\$300	B
No Component	98%							D
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,600	B
Exhaust Fans Roof	100%			2024		2	\$700	B
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2029	* *	1		B
Water Heater Gas Fired	100%	Now	\$1,700	2022		2	\$300	B
<i>Broken, Extent : Severe, Area Affected : 65%</i>								
<i>Location : 2 Dwh Need Replacement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Submersible	100%			2017		4	\$2,000	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE

Asset # : 1944

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Backflow Preventer							
No Component	90%						D
Generic	10%			2029	* *	1	\$100 B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : Boilers Only</i>						
Fixtures							
Generic	100%						B
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
	<i>Location : Bathtubs</i>						
Vertical Transport							
Elevators							
Geared Traction	100%			LIFE	* *		C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B-6</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Sprinkler							
Generic	100%			2044	* *	1-2	\$5,900 B
Chemical System							
Generic	100%			2022	\$24,300	1-3	\$41,400 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Kitchen</i>						
	<i>Explanation : Ansul-102</i>						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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
Program / Asset # : DHS0085.000 / 4457 **Yr Built/Renovated** : 1923 / 1993
Area Sq Ft : 55,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3243 **Lot** : 46 **BIN** : 3073773

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$78,300	LIFE	**	5	\$23,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South And East Facades</i>								
Masonry: Brick	50%	Now	\$78,300	LIFE	**	5	\$23,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Windows								
Aluminum	90%			2037	**	5	\$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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Roof								
Modified Bitumen	95%	Now	\$34,700	2026	**			A
<i>Alligating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above D-line Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$11,300	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	C
Ceramic Tile	20%			2030	**	5	\$9,300	C
Vinyl Tile	25%			2021		3	\$5,800	C
Wood	50%			2036	**	5	\$43,800	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$22,100	C
Gypsum Board	60%			LIFE	**	5	\$39,800	C
Plaster	20%			LIFE	**	5	\$6,600	C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$56,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment 4g, And D Line Apartments</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF HOMELESS SERVICES - 071
STOCKHOLM RESIDENCE (2 BUILDINGS)**

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	35%			2021	\$37,900	10	\$14,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	65%			2021	\$70,500	2	\$700	B
Egress Lighting								
Emergency, Service	50%			2021	\$3,700	1		B
Exit, Service	50%			2021	\$3,700	1		B
Exterior Lighting								
HID	100%			2021	\$1,800	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$22,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 5 Units-300,000 Btu/hr Ea</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$2,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$14,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$10,500	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	B
Exhaust Fans								
Interior	20%			2021	\$11,300	2	\$300	B
Roof	80%			2021	\$32,500	2	\$1,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$11,900	2	\$700	B
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 2 Units - A O Smith 100 Gallons Ea</i>				
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,300	4	\$2,000	B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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
 Program / Asset # : DHS0021.000 / 1975 Yr Built/Renovated : 1922 / 2012
 Area Sq Ft : 225,775 Project Type : HOMELESS SERVICES
 Date of Survey : 18-Jul-2012 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3
 Block : 1649 Lot : 1 BIN : 3045367

CAPITAL	FY 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	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,800			\$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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$239,500	LIFE	**	5	\$116,200	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$894,600	LIFE	**	5	\$267,600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Sandstone	5%			LIFE	**	5	\$11,200	A
Windows								
Aluminum	95%	0-2	\$45,600	2039	**	5	\$9,500	A
	<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2032	**	10	\$6,300	A
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$11,900	A
Copper/Terne	2%	0-2	\$2,700	2043	**	5	\$3,700	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	0-2	\$459,500	LIFE	**	5	\$69,200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	3%	0-2	\$15,100	LIFE	**	5	\$2,900	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	3%			2043	**	5	\$8,900	A
Roof								
Asphalt Shingle	50%	Now	\$67,800	2032	**			A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Over Drill Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Drill Floor</i>							
Metal Panel	7%			2036	**	10	\$43,700	A
Modified Bitumen	35%	Now	\$85,800	2028	**			A
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Third Floor</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	3%			2028	**	10	\$10,200	A
Skylight, Metal/Glass	5%			2033	**	10	\$56,800	A
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	55%	0-2	\$116,200	LIFE	**	5	\$335,300	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$15,400	2026	**	5	\$7,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$792,700	2033	**	3	\$31,400	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$235,100	2051	**	5	\$26,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second And Third Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Second And Third Floors</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$127,700	2026	**	5	\$10,900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Pool, Throughout</i>								
Concrete Masonry Unit	15%	0-2	\$61,500	LIFE	**	5	\$13,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$59,400	LIFE	**	5	\$19,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	0-2	\$147,200	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	45%	Now	\$715,700	LIFE	**	5	\$29,400	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second And Third Floors, Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second And Third Floors</i>								
Wood	5%	0-2	\$20,200	LIFE	**	5	\$43,600	C
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Exposed Struc: Steel	40%			LIFE	**			B
Exposed Struc: Wood	40%	Now	\$620,600	LIFE	**			B

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Drill Floor, Throughout

Plaster	20%	Now	\$476,400	LIFE	**	5	\$34,800	B
---------	-----	-----	-----------	------	----	---	----------	---

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Second And Third Floors And Penthouse Throughout

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Second And Third Floors And Penthouse

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$800	B
---------------	------	--	--	------	----	---	-------	---

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : No Rating Accessible

Transformers

Dry Type	100%			2021	\$13,900	5	\$700	B
----------	------	--	--	------	----------	---	-------	---

Other Observation, Extent : Moderate, Area Affected : 100%

Location : Machine Room

Explanation : 2 @ 277/480

Switchgear / Switchboard

Fused Disc Sw	75%			2033	**	5	\$600	B
Molded Case Bkrs	25%			2023	\$29,600	5	\$1,200	B

Raceway

Conduit	80%			2023	\$24,900	1		B
Conduit	20%			2033	**	1		B

Panelboards

Molded Case Bkrs	20%			2031	**	5	\$1,000	B
Molded Case Bkrs	80%			2022	\$71,900	5	\$3,900	B

Wiring

Braided Cloth	50%	2-4	\$24,300	2048	**	1		B
---------------	-----	-----	----------	------	----	---	--	---

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2033	**	1		B
---------------	-----	--	--	------	----	---	--	---

Motor Controllers

Locally Mounted	100%			2021	\$158,400	5	\$1,200	B
-----------------	------	--	--	------	-----------	---	---------	---

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Water Main</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$57,000	B
Generators								
Diesel	100%			2026	* *	1	\$71,500	B
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : Kohler Genset; Rating Not Available</i>							
Batteries								
Lead/Acid	100%			2016	\$600	5	\$6,800	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$5,500	B
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$336,400	10	\$128,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	20%			2023	\$15,200	10	\$1,200	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Main Hall</i>							
	<i>Explanation : Type: Mercury</i>							
Incandescent	5%			2023	\$22,400	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2023	\$15,400	1		B
Exit, Service	50%			2023	\$15,400	1		B
Exterior Lighting								
HID	100%			2023	\$7,500	10	\$600	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$651,000	1-3	\$34,200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	40%			2033	**	5	\$23,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units Of 4,000 Gallons Each</i>							
Natural Gas	60%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$107,300	2036	**	1	\$166,200	B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boilers</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$68,400	2033	**	4	\$9,200	B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	40%	Now	\$45,600	2023	\$455,600	1	\$41,500	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Convactor/Radiator	60%	Now	\$85,400	2028	**	1	\$32,500	B
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2033	**	2	\$1,700	B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : To Serve The Kitchen Area</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Under Construction</i>							
No Component	85%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$36,300	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$103,900	B
Exhaust Fans								
Interior	60%	Now	\$1,000	2023	\$4,900	2	\$2,800	B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout, Bathrooms</i>							
Roof	40%			2023	\$18,000	2	\$2,300	B

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	Now	\$31,500	2028	**	1		B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Water Heater Gas Fired	40%	Now	\$19,700	2023	\$19,700	2	\$900	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Gas Fired	60%			2022	\$29,500	2	\$1,700	B
HW Heat Exchanger Low Temp	100%			2023	\$65,500	4	\$27,700	B
Sanitary Piping Cast Iron	100%	Now	\$45,900	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Storm Drain Piping Cast Iron	100%	Now	\$29,500	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Sump Pump(s) Rigid Piping	100%	Now	\$10,300	2033	**	4	\$1,300	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe Generic	100%			2043	**	1-5	\$94,100	B
Sprinkler Generic	100%			2043	**	1-2	\$52,300	B
Fire Pump Generic	100%			2032	**	1	\$34,800	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$67,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, Bulkheads</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Brick	5%	Now	\$6,200	LIFE	**	5	\$3,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
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	2046	**	5	\$800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco Over Brick</i>								
Pre-Cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2021	\$262,000	10	\$36,400	A
Skylight, Metal/Glass	5%	Now	\$5,100	2031	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								
Interior								
Floors								
Carpet	2%			2020	\$9,200	3	\$2,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	C
Ceramic Tile	10%	Now	\$8,600	2030	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Vinyl Tile	30%			2026	**	3	\$8,800	C
Wood	53%	0-2	\$87,400	2036	**	5	\$38,900	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$54,800	2036	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2030	**	5	\$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	B
Exposed Concrete	5%			LIFE	**	5	\$600	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	55%			LIFE	**	5	\$53,800	B
Plaster	20%			LIFE	**	5	\$9,800	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Molded Case Bkrs	95%			2029	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	64%			2021	\$80,600	10	\$30,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
HID	1%			2021	\$200	10		B
Incandescent	35%			2021	\$44,100	2	\$400	B
Egress Lighting								
Emergency, Battery	40%			2021	\$8,600	10	\$5,000	B
Exit, Battery	60%			2021	\$25,900	10	\$2,100	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$25,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 11 Hydrotherm Units, 4 Are Used To Supply Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$2,600	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$16,900	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2019	\$190,800	2	\$800	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,100	B
Exhaust Fans								
Interior	20%			2026	**	2	\$300	B
Roof	80%			2026	**	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2020	\$13,800	2	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$3,200	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$138,600	LIFE	**	5	\$27,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Entrance To Gas Main In Wing N</i>								
Cast Stone/Terra Cotta	5%	Now	\$260,800	LIFE	**	5	\$42,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Top Section Of Facades, Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Corners, Throughout</i>								
Masonry: Brick	5%	Now	\$180,400	LIFE	**	5	\$5,400	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	75%	Now	\$541,200	LIFE	**	5	\$81,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Over Windows At Entrance To Basement Of F Wing, Throughout</i>								
Pre-Cast Concrete	5%	Now	\$9,600	LIFE	**	5	\$17,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	5%	Now	\$33,800	2026	**	5	\$6,700	A
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
Windows								
Aluminum	95%	Now	\$98,900	2037	**	5	\$3,400	A
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$2,300	A

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$60,300	LIFE	**	5	\$4,500	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Corners, Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal: Cage/Fence	20%	Now	\$5,000	2026	**	5	\$3,700	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	97%	Now	\$240,600	2031	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads And Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Bulkheads And Throughout</i>							
Skylight, Metal/Glass	3%	Now	\$55,700	2031	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkheads, Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads, Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads, Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	C
Ceramic Tile	10%	Now	\$48,400	2030	**	5	\$5,500	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	85%			2021	\$885,000	3	\$46,700	C
Interior Walls								
Ceramic Tile	5%	Now	\$19,200	2030	**	5	\$3,300	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	70%			LIFE	**	5	\$55,100	C
Plaster	25%			LIFE	**	5	\$9,800	C
Ceilings								
Gypsum Board	90%			LIFE	**	5	\$123,600	B
Plaster	10%	Now	\$18,800	LIFE	**	5	\$6,900	B
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$28,500	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$74,100	5	\$300	B
Raceway								
Conduit	15%			2031	**	1		B
Conduit	85%			2021	\$57,800	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Fused Disc Sw	10%			2020	\$6,700	5	\$200	B
Molded Case Bkrs	15%			2029	**	5	\$300	B
Molded Case Bkrs	70%			2020	\$47,200	5	\$1,400	B
Wiring								
Braided Cloth	10%	2-4	\$7,800	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2031	**	1		B
Thermoplastic	50%			2021	\$38,800	1		B
Motor Controllers								
Locally Mounted	30%			2026	**	5	\$200	B
Locally Mounted	70%			2019	\$66,600	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2016	\$389,700	10	\$60,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ussing T12 Lamps</i>								
Fluorescent	5%			2026	**	10	\$3,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Kitchen</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2016	\$6,100	10		B
Incandescent	3%			2016	\$13,000	2	\$100	B
Egress Lighting								
Emergency, Battery	30%			2016	\$9,100	10	\$5,300	B
Emergency, Battery	20%			2026	**	10	\$3,500	B
Exit, Service	40%			2016	\$4,800	1		B
Exit, Service	10%			2026	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
URBAN FAMILY CENTER
Asset # : 4445

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2031	**	1		B
Conversion Equipment Steam Boiler	100%			2026	**	1	\$72,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2031	**	4	\$5,400	B
Terminal Devices Convactor/Radiator	95%			2026	**	1	\$22,600	B
Fan Coil Unit/Heat	5%			2021	\$62,300	1	\$1,200	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment Window/Wall Unit	10%			2016	\$17,100	1		B
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,200	B
No Component	80%							D
Exhaust Fans Roof	20%			2021	\$13,200	2	\$500	B
No Component	80%							D
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	**	1		B
HW Heat Exchanger Low Temp	100%			2031	**	4	\$10,900	B
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,300	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2026	**	4	\$1,300	B
Backflow Preventer Generic	100%			2026	**	1	\$4,500	B
Fixtures Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 28-Dec-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$111,700	LIFE	**	5	\$66,800	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Window Wall	15%			2044	**	5	\$44,200	A
Windows								
Aluminum	95%	0-2	\$24,000	2040	**	5	\$2,500	A
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Dining Room</i>								
Glass Block	3%			LIFE	**	5	\$200	A
Metal Louvers	2%			2033	**	10	\$700	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5-10	\$10,200	A
Masonry: Brick	50%	0-2	\$27,500	LIFE	**	5	\$2,100	A
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West End Over Room 601 And 605</i>								
Metal Panel	5%			2044	**	5	\$800	A
Roof								
Modified Bitumen	100%			2029	**	10	\$33,600	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$35,000	C
Vinyl Tile	90%	4+	\$136,500	2029	**	3	\$27,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior Walls								
Concrete Masonry Unit	15%	0-2	\$54,000	LIFE	**	5	\$5,700	C
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Single Pane	15%			LIFE	**	5	\$21,500	C
Gypsum Board	70%	Now	\$243,400	LIFE	**	5	\$40,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 601 And 605, 1st Floor Dining Room</i>								
Ceilings								
Exposed Concrete	65%			LIFE	**	5-10	\$65,000	B
Gypsum Board	35%			LIFE	**	5-10	\$96,200	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	75%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 800 Amps Main Disconnect Switch</i>								
Fused Disc Sw	25%			2044	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Dsiconnect Switch For Emergency</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5	\$200	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	15%			2040	**	5	\$200	B
Molded Case Bkrs	85%			2040	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$16,800	B
Generators								
Diesel	100%			2033	**	1	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,000	B
Fuel Storage								
Main Tank	100%			2052	**	5	\$1,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 175 Gals</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2029	**	10	\$44,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2032	**	10	\$4,900	B
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	60%			2024	\$5,300	1		B
Exit, Service	40%			2024	\$3,500	1		B
Exterior Lighting								
HID	100%			2024	\$2,200	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2052	**	5	\$400	B
Alarm								
Security System								
Under Construction	100%							D
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2024	\$255,600	1-3	\$13,800	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		B
Conversion Equipment								
Furnace	20%			2024	\$14,800	1	\$5,300	B
Hot Water Boiler	80%	Now	\$5,500	2029	**	1	\$19,100	B
<i>Damaged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room, Boiler Jacket Deteriorating. Insulation Inside Jacket Deteriorating</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Gas Fired Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$4,000	B
Terminal Devices								
Convactor/Radiator	100%			2029	**	1	\$17,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2024	\$56,000	2	\$700	B
Window/Wall Unit	60%			2019	\$74,800	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,200	B
Exhaust Fans								
Interior	10%			2024	\$6,700	2	\$200	B
Roof	90%			2024	\$43,400	2	\$1,500	B
Plumbing								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	* *	1		B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%	Now	\$1,700	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Light, Area Affected : 10%</i>								
<i>Location : From Spout Catchment Piping To City Sewer Main, 1 Of 10 Clogged</i>								
Sump Pump(s) Rigid Piping	100%			2024	\$10,300	4	\$2,000	B
Sewage Ejector(s) Electric	100%			2024	\$10,300	4	\$2,000	B
Backflow Preventer Generic	100%			2029	* *	1	\$3,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C-6</i>								
<i>Explanation : Two Units, 1 Of 2 Units Down</i>								
Fire Suppression								
Standpipe Generic	100%			2034	* *	1-5	\$27,000	B
Sprinkler Generic	100%			2034	* *	1-2	\$15,000	B
Fire Pump Generic	100%			2027	* *	1	\$10,000	B
Chemical System Generic	100%			2019	\$24,300	1-3	\$45,000	B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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 # : DHS0086.000 / 4458 **Yr Built/Renovated** : 1923 / 1990
Area Sq Ft : 45,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1498 **Lot** : 53 **BIN** : 3040227

CAPITAL	FY 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

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$11,900	\$2,200	\$2,100	
Interior Architecture	\$11,900		\$1,500	
Electrical	\$900	\$1,800		\$100
Mechanical	\$3,100	\$24,700	\$6,900	\$3,200
Total	\$27,700	\$28,700	\$10,500	\$3,300
Priority A	\$11,900	\$2,200	\$2,100	
Priority B	\$4,000	\$26,600	\$6,900	\$3,300
Priority C	\$11,900		\$1,500	
Total	\$27,700	\$28,700	\$10,500	\$3,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,400	LIFE	**	5	\$700	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%			LIFE	**	5	\$12,500	A
Metal Panel	5%			2041	**	5-10	\$5,000	A
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$2,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%			2037	**	5	\$4,100	A
Metal Clad	5%			2029	**	5	\$1,400	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,700	LIFE	**	5	\$1,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%			LIFE	**	5	\$3,300	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face And Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2041	**	5	\$1,600	A
Metal Rail	5%	Now	\$400	2026	**	5	\$1,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	98%			2021	\$70,700	10	\$9,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$2,700	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2020	\$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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	25%			2030	**	5	\$16,900	C
Gypsum Board	75%			LIFE	**	5	\$30,400	C
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$28,900	B
Plaster	15%			LIFE	**	5	\$2,600	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	95%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,000	B
Wiring								
Thermoplastic	95%			2031	**	1		B
Thermoplastic	5%			2041	**	1		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent								
	60%			2021	\$53,200	10	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	40%			2016	\$35,500	2	\$300	B
Egress Lighting								
Emergency, Service	40%			2021	\$2,400	1		B
Exit, Service	60%			2021	\$3,600	1		B
Exterior Lighting								
HID	100%			2016	\$1,500	10	\$100	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)

Asset # : 4458

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2041	* *	1	B
Conversion Equipment							
Hot Water Boiler	100%			2034	* *	1	\$18,300 B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 3 Units, Hydrotherm-720,000 Btu/hr</i>					
Distribution							
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,800 B
Terminal Devices							
Convactor/Radiator	100%			2034	* *	1	\$11,900 B
Air Conditioning							
Energy Source							
Electricity	100%			2037	* *	1	B
Conversion Equipment							
Window/Wall Unit	25%			2016	\$21,500	1	B
No Component	75%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500 B
Exhaust Fans							
Roof	100%			2026	* *	2	\$1,100 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	B
Water Heater							
Gas Fired	100%			2019	\$9,700	2	\$600 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 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	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture			\$2,400	
Interior Architecture	\$3,800		\$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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$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	B
Gypsum Board	80%			LIFE	**	5	\$69,700	B
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority Code
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2041	**	5	\$100	B
Molded Case Bkrs	30%			2041	**	5	\$400	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	95%			2037	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2041	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$14,600	B
Generators								
Diesel	100%			2030	**	1	\$18,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : On The Roof</i>						
		<i>Explanation : One 288 Kva Cummins Onan Genset</i>						
Batteries								
Nickel Cadmium	100%			2015	\$600	5	\$10,600	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$1,400	B
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$41,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	2%			2026	**	10		B
Egress Lighting								
Exit, Service	50%			2026	**	1		B
Exit, Battery	50%			2026	**	10	\$1,600	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	**	5	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%			2021	\$6,500	1	\$2,300	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : 2 Ac / Heat Package Units For Cafeteria</i>							
Hot Water Boiler	90%			2034	**	1	\$20,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,300	B
Terminal Devices								
Air Handler	10%	Now	\$2,800	2016	\$28,500	1	\$2,600	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Convactor/Radiator	80%			2026	**	1	\$12,100	B
No Component	10%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2021	\$34,800	2	\$300	B
Window/Wall Unit	10%			2016	\$10,900	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,000	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$15,800	2034	**	1		B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Water Main Valve</i>							
	<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Cold Water Boost Pumps In Basement</i>							
Water Heater								
Gas Fired	100%			2019	\$12,300	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$1,300	B
Fixtures								
Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Geared Traction	100%			LIFE		* *		C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : B-9</i> <i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW SHELTER
Asset # : 4447

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$41,100	LIFE	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
Masonry: Brick	5%	Now	\$53,500	LIFE	**	5	\$1,600	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
Masonry: Brick	93%	Now	\$398,000	LIFE	**	5	\$29,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Northwest Corner, Above 4th Floor Window</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Areaway</i>								
Windows								
Aluminum	95%			2029	**	5	\$2,000	A
Wood	5%	Now	\$3,400	2046	**	5	\$500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Metal Rail	100%			2034	**	5-10	\$45,600	A
Roof								
Roll Roofing	100%			2020		5	\$34,200	A

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW SHELTER
Asset # : 4447

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,600	C
Ceramic Tile	5%	Now	\$38,400	2036	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2026	**	3	\$3,300	C
Wood	60%	Now	\$441,600	2061	**	5	\$19,600	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Structural Stability Of Floor Beams Is Questionable</i>								
Interior Walls								
Ceramic Tile	5%			2024	\$61,100	5	\$2,100	C
Concrete Masonry Unit	10%	Now	\$31,400	LIFE	**	5	\$1,700	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Glass: Single Pane	2%			LIFE	**	5	\$600	C
Gypsum Board	38%			LIFE	**	5	\$9,500	C
Masonry: Brick	35%	Now	\$98,600	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**			C
Ceilings								
Exposed Struc: Wood	85%	Now	\$1,320,800	LIFE	**			B
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
Gypsum Board	15%			LIFE	**	5	\$6,500	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW SHELTER
Asset # : 4447

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps And One 200 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	80%			2021	\$2,100	1		B
Conduit	20%			2031	* *	1		B
Panelboards								
Fused Knife Sw	15%	2-4	\$1,700	2046	* *	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	85%			2020	\$9,500	5	\$500	B
Wiring								
Braided Cloth	15%	2-4	\$600	2046	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2031	* *	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$55,600	10	\$21,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps And Compact Fluorescent</i>								
HID	1%			2021	\$100	10		B
Egress Lighting								
Emergency, Battery	50%			2021	\$4,800	10	\$2,800	B
Exit, Service	50%			2021	\$1,900	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2021	\$65,100	5	\$7,200	B
Conversion Equipment								
Steam Boiler	100%			2026	* *	1	\$23,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
WILLOW SHELTER
Asset # : 4447

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$9,200	2021	\$184,600	4	\$1,200	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2019	\$249,800	1	\$7,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2016	\$16,300	1		B
No Component	70%							D
Ventilation								
Exhaust Fans								
Roof	10%			2021	\$2,100	2	\$100	B
Wall Unit	20%			2016	\$8,000	2	\$100	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		B
Galv Iron/Steel	50%			2019	\$39,500	1		B
Water Heater								
Oil Fired	100%			2015	\$8,200	1	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,300	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$2,600	1	\$1,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2, 3, 4</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.