DEPT. OF HOMELESS SERVICES - FY 2019 Print Date: 19-Sep-2018

Asset Name : 85 LEXINGTON AVENUE

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

Program / Asset # : DHS0022.000 / 1976 Yr Built/Renovated : 1975 / 2009

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

Date of Survey : 28-Apr-2016 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1967 Lot : 68 BIN : 3056327

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$567,000
Electrical		\$275,800
Mechanical		\$36,100
Total		\$878,900
Importance Code B		\$878,900
Total		\$272 000

Total \$878,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,400	\$3,000	\$30,200	\$900
Interior Architecture	\$46,200	\$4,000		\$3,900
Electrical	\$4,600	\$2,200	\$3,000	\$2,300
Mechanical	\$3,300	\$3,300	\$8,300	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$68,500	\$16,400	\$45,400	\$14,300
Importance Code A	\$11,600	\$4,200	\$31,500	\$2,100
Importance Code B	\$56,900	\$10,000	\$14,000	\$12,200
Importance Code C		\$2,200		
Total	\$68,500	\$16,400	\$45,400	\$14,300



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

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

Asset #: 1976

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	90%		LIFE	* *	5	\$25,000	
Masonry: Brick	10%		LIFE	* *	5	\$2,800	
	Other Observation, Ex		Area Affe	ected : 100%			
	Location : West Faço						
	Explanation: Stucco	On Brick					
Windows	1000/		20.42	* *	_	#1 000	
Aluminum	100%		2043	* *	5	\$1,900	
Parapets	600/		LIEE	* *	-	#2 (00	
Masonry: Brick	60%	¢2 400	LIFE	**	5 5	\$2,600	
Metal Panel	5% Now Broken/Missing Eleme	\$3,400	2047		3	\$400	
	Location : Coping A		re, Area	Affectea : 20%			
	Deformed/Dented, Ext		Affaata	1.200/			
	Location : Coping A		і Ајјесіес	i . 2070			
Matal: Cana/Farra	35%	wesi i arapei	2040	* *	5-10	\$11,900	
Metal: Cage/Fence Roof	3370		2040		3-10	\$11,900	
Asphalt Shingle	5%		2036	* *	10	\$300	
IRMA/Protected	85%		2030	* *	10	\$30,200	
Membrane	6370		2032		10	\$30,200	
Wiemerane	Paver Block Ballast, E	Extent : Moderate,	Area Af	fected : 100%			
	Location : Througho		55				
Roll Roofing	10%		2026	\$15,000	5	\$5,900	
nterior							
Floors							
Ceramic Tile	10%		2036	* *	5	\$3,600	
Quarry Tile	5%		2040	* *	5	\$2,700	
Vinyl Tile	85% Now	\$26,800	2027	\$267,500	3	\$11,600	
	Cracking/Crumbling, I	Extent : Light, Are	ea Affect	ed : 10%			
	Location : Througho	ut					
Interior Walls							
Ceramic Tile	10%		2036	* *	5	\$4,300	
Gypsum Board	85%		LIFE	* *	5	\$22,100	
SGFT/Glazed Masonry	5%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	100%		2025	\$299,400	5	\$36,300	
	Staining/Discoloring,		ea Affect	ed : 25%			
	Location : Througho	ut					

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

Under 600 Volts

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

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

Asset #: 1976

Electrical	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2037	* *	5	\$100	
		Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electri		ь.	G 1 1			
0 1 1 /0 1 1	Explanation : On	e 800 Ampere Main I	Disconne	ect Switch			
Switchgear / Switchboard	1000/		2027	* *	-	6700	
Molded Case Bkrs	100%		2037		5	\$700	
Raceway Conduit	100%		2037	* *	1		
	10070		2037		1		
Panelboards Fused Disc Sw	5%		2025	* *	5		
Molded Case Bkrs	95%		2035 2035	* *	5 5	\$600	
Wiring Wiring	9370		2033		3	\$000	
Thermoplastic	100%		2037	* *	1		
Motor Controllers	10070		2037		1		
Locally Mounted	100%		2032	* *	5	\$200	
Ground	10070		2032			\$200	
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$400	
Stand-by Power	10070		LIIL			Ψτου	
Transfer Switches							
Automatic	100%		2032	* *	1	\$7,600	
Generators	10070					\$7,000	
Diesel	100%		2030	* *	1	\$9,600	
2.0001		Extent : Moderate, A		ected : 100%	•	\$3,000	
		ator Room Outside	33				
	Explanation: On	e 60 Kw					
Batteries	<u>*</u>						
Lead/Acid	100%		2020	\$1,500	5	\$900	
Fuel Storage							
Main Tank	100%		2042	* *	5	\$700	
	Other Observation,	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Genera	ator Room Outside					
	Explanation: On	e 300 Gallons					
Lighting							
Interior Lighting							
Fluorescent	100%		2027	\$180,700	10	\$22,200	
		Extent : Light, Area	Affected	l : 100%			
	-	ghout The Building					
	Explanation: T-8	3 Lamps					
Egress Lighting			• • •	.	_		
Emergency, Service	50%		2027	\$6,100	1		
Emergency, Battery	10%		2027	\$3,300	10	\$600	
Exit, Service	40%		2027	\$3,300	1		
Exterior Lighting							
HID	100%		2027	\$95,100	10	\$100	

Alarm

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

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

Asset #: 1976

Electrical	Current F	Repair Fut	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$1,800	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	2 **	1-3	\$3,100	

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2027	* *	-	Φ 7 . 500	
Fuel Oil No 2	100% Other Observation, Extent : Light, Ar	2037		5	\$7,500	
	Location: Basement	ей Ајјестей .	. 100%			
	Explanation: 1 Tank					
Conversion Equipment	Explanation . 1 Tank					
Hot Water Boiler	100%	2032	* *	1	\$12,000	
	Other Observation, Extent : Light, Ar	ea Affected .	: 100%		, , , , , , , , , , , , , , , , , , , ,	
	Location : Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2026	\$36,100	4	\$1,200	
Terminal Devices						
Convector/Radiator	100%	2047	**	1	\$7,800	
	Recent Installation, Extent : Light, Ar Location : Throughout	ea Affected	: 100%			
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment	500/	2022	* *	2	4700	
Interior Pkg Unit - Cooling	50%	2032	* *	2	\$700	
Cooling	Other Observation, Extent : Light, Ar	ea Affected	. 50%			
	Location: 1st Floor And Basement	earyjeerea .	. 3070			
	Explanation: 1 Unit Each Floor In	Basement A	nd 1st Floor.			
Window/Wall Unit	50%	2025	\$24,100	1		
Winds W Wall Sint	Other Observation, Extent : Light, Ar		·	1		
	Location : Basement	35				
	Explanation: Package Unit Replace	ement Is In I	Progress			
Ventilation						
Distribution						
Ductwork/Diffusers	40%	LIFE	* *	2-5	\$5,400	
No Component	60%					

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

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

Asset #: 1976

Mechanical	Current Re	epair Futu	re Replacement	nent Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	30%	2027	\$24,700	2	\$200	
Roof	15%	2027	\$5,800	2	\$100	
No Component	55%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2037	* *	1		
Water Heater						
Gas Fired	100%	2025	\$14,100	2	\$400	
	Other Observation, Ex	tent : Light, Area Affecte	d : 100%			
	Location: Basement					
	Explanation: 1 Gas I	Fired Hot Water Heater.				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Ex	tent : Light, Area Affecte	d: 100%			
	Location : B, 1, 2, R					
	Explanation: 1 Unit	Is Not In Service.				
Fire Suppression						
Sprinkler						
Generic	100%	2037	* *	1-2	\$6,800	
Chemical System						
Generic	100%	2025	\$26,700	1-3	\$3,700	

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.

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : ATLANTIC AVENUE ARMORY

Address : 1322 BEDFORD AVENUE @ ATLANTIC AVE

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

Area Sq Ft : 174,360 Project Type : HOMELESS SERVICES
Date of Survey : 15-Jun-2015 Landmark Status : EXTERIOR LANDMARK

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

Block : 1199 Lot : 15 BIN : 3029748

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$85,900	\$263,900
Interior Architecture	\$723,200	\$1,469,300
Electrical	\$2,007,800	\$4,226,700
Mechanical		\$4,806,400
Total	\$2,817,000	\$10,766,300
Importance Code A	\$85,900	\$263,900
Importance Code B	\$2,652,200	\$10,331,900
Importance Code C	\$78,900	\$170,500
Total	\$2,817,000	\$10,766,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,700	\$21,600		\$33,800
Interior Architecture	\$33,700	\$4,000		\$13,300
Electrical	\$35,500	\$41,400	\$23,200	\$24,200
Mechanical	\$43,000	\$67,900	\$80,400	\$45,100
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$146,800	\$144,800	\$113,400	\$126,200
Importance Code A	\$41,900	\$39,300	\$17,300	\$51,100
Importance Code B	\$104,900	\$105,500	\$96,100	\$75,200
Importance Code C				
Total	\$146,800	\$144,800	\$113,400	\$126,200



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

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

Asset #: 4452

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2061	* *	10	\$6,800	
Masonry: Brick	88%	4+	\$85,900	LIFE	* *	5	\$127,900	
			ents, Extent : Ligh	t, Area A	ffected : 1%			
	Location	: Side Enti	ry Of Drill Area					
Masonry: Brownstone	10%			LIFE	* *	5	\$10,900	
Windows								
Aluminum	95%			2048	* *	5	\$67,600	
Metal Louvers	5%			2035	* *	10	\$22,200	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$9,200	
Masonry: Brownstone	10%			LIFE	* *	5	\$2,500	
Roof								
Copper/Terne	5%			2041	* *	10	\$14,800	
Roll Roofing	25%			2025	\$136,000	5	\$49,300	
Skylight, Metal/Glass	3%			2036	* *	10	\$11,800	
Slate	67%			LIFE	* *			
nterior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$174,700	
Ceramic Tile	5%			2035	* *	5	\$13,300	
Terrazzo		Now	\$13,800	LIFE	* *	5	\$10,400	
	_	_	Extent: Light, Are	ea Affecto	ed : 5%			
		: Stair Loc	cated At Entrance					
Vinyl Tile	40%			2026	\$1,007,700	3	\$53,200	
Wood	20%			2041	* *	5	\$99,800	
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$25,300	
Gypsum Board	10%			LIFE	* *	5	\$37,900	
Masonry: Brick	5%			LIFE	* *			
Plaster		Now	\$78,900	LIFE	* *	5	\$132,600	
			Extent: Light, Are	ea Affecto	ed : 2%			
	Location	: 5th Floor	r Common Area					
SGFT/Glazed Masonry	5%			LIFE	* *			
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affecto	ed : 2%			
	Location	: Side Enti	ry To Drill Area					
Ceilings								
AcousTileSusp.Lay-In	3%			2031	* *	5	\$8,000	
Embossed Metal	5%			LIFE	* *	5	\$6,000	
Exposed Struc: Steel	10%			LIFE	* *			
Exposed Struc: Wood	32%	Now	\$594,400	LIFE	* *			
	-		: Moderate, Area	Affected	: 15%			
	Location	: Drill Flo	or					
Gypsum Board	10%			LIFE	* *	5	\$33,200	
Plaster	40%			LIFE	* *	5	\$66,500	

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

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

Asset #: 4452

Electrical	Current Repair	Future Replacem	placement Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated FY	Cost Cycle (Yrs)	e Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : Light, Ar Location : Electrical Room Explanation : Main Service Rated A		** 5	\$700	
Switchgear / Switchboard Fused Disc Sw	100%	2036	** 5	\$700	
Raceway Conduit Conduit	50% 50%	2046 2026 \$108	* * 1 ,600 1		
Panelboards Molded Case Bkrs Molded Case Bkrs	70% 30%	2042 2025 \$49	** 5 ,900 5	\$3,200 \$1,400	
Wiring Braided Cloth	30% 2-4 \$80,900 Insulation Aged, Extent: Light, Area Location: Throughout		** 1		
Thermoplastic	70%	2046	** 1		
Motor Controllers Locally Mounted Locally Mounted	80% 20%	2031	* * 5 ,200 5	\$900 \$200	
Ground Grounding Devices Generic	100% Other Observation, Extent : Light, Art Location : Basement Explanation : No Ground Wire Jump		** 5	\$2,600	
Stand-by Power Transfer Switches Automatic	100%	2031	** 1	\$53,600	
Generators Diesel	100% Other Observation, Extent: Light, Art Location: Generator Room Explanation: 250 Kilowatts	2029 \$388 ea Affected : 100%	,900 1	\$67,500	
Batteries Nickel Cadmium	100%	2020 \$1	,700 5	\$38,900	
Fuel Storage Main Tank	100%	2041	** 5	\$5,100	
Lighting Interior Lighting Fluorescent	90% T-8 Lamps And Fixtures, Extent : Ligi Location : Throughout The Building			\$143,900	
Fluorescent	10% T-12 Lamps And Fixtures, Extent: Lig Location: Basement And Sub-basem		-	\$16,000	

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

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

Asset #: 4452

Electrical		Current Repair	Future Replacement		Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2026	\$47,700	1		
Exit, Service	50%		2026	\$32,300	1		
Exterior Lighting							
HID	80%		2026	\$586,300	10	\$400	
HID	20%		2031	* *	10	\$100	
Alarm							
Security System							
No Component	75%						
Generic	25%		2034	* *	1	\$16,300	
	Other Obser	vation, Extent : Light, Area	Affected	! : 100%			
	Location:	Entrance Areas And Some	Corridor	S			
	Explanatio	n : CCTV Only					
Fire/Smoke Detection							
No Component	20%						
Generic, Analog	80%	0-2 \$1,607,900	2036	* *	1-3	\$78,100	
	Malfunction	ing, Extent : Light, Area Aff	ected : 5	0%			
	Location:	Various Areas Around The	Building				

Mechanical	Current Repair	Future I	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2036	* *	1		
	Other Observation, Extent : Lig. Location : Vault	ht, Area Affected : .	100%			
	Explanation: 4,500 Gallon Ta	nk #2 Fuel				
Conversion Equipment Steam Boiler	100%	2039	* *	1	\$172,700	
	Other Observation, Extent: Lig. Location: Boiler Room Explanation: 2 Units	ht, Area Affected : .	100%			
Distribution						
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$48,600	
Central Plant Steam Piping/Pmp	50%	2036	* *	4	\$6,400	
Terminal Devices						
Air Handler	40%	2026	\$1,022,300	1	\$43,100	
Convector/Radiator	40%	2031	* *	1	\$22,500	
Fan Coil Unit/Heat	20%	2026	\$544,400	1	\$11,300	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		

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

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

Asset #: 4452

Mechanical	Current Repai	ir Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment Interior Pkg Unit -	25%	2027	\$1,699,000	2	\$2,700		
Cooling Interior Pkg Unit - Cooling	10%	2024	\$679,600	2	\$1,100		
No Component	65%						
Distribution	0370						
Ductwork/Diffusers	25%	LIFE	* *	2	\$56,700		
No Component	75%						
Heat Rejection Water Cooling Tower No Component	25% 75%	2027	\$60,400	2	\$43,900		
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$97,200		
Exhaust Fans Interior	100%	2026	\$646,700	2	\$5,300		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2036	* *	1			
Water Heater							
Gas Fired	100%	2024	\$110,900	2	\$2,500		
	Other Observation, Extent Location : Boiler Room	: Light, Area Affected	: 100%				
	Explanation : Indirect Fi	ired With 250 Gallon S	Storage Tank				
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)							
Non-Submersible	100% Other Observation, Extent Location: Basement Explanation: 2 - Duplex		\$27,700 1:100%	4	\$3,700		
Backflow Preventer	T = = Spress						
Generic	100%	2031	* *	1	\$10,700		
Fixtures Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100% Other Observation, Extent Location: Basement To Explanation: 2 Units	-	**				
Fire Suppression	Zapianamon . 2 Onus						
Standpipe							
Generic	100%	2046	* *	1-5	\$87,900		

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

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

Asset #: 4452

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
Generic	100%	2046 **	1-2 \$48,800	
Fire Pump				
Generic	100%	2035 **	1 \$32,600	

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

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

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Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : AUBURN FAMILY RESIDENCE

Address : 39 AUBURN PLACE @ N. PORTLAND AVE.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DHS0009.000 / 1970 Yr Built/Renovated : 1922 /

Area Sq Ft : 134,881 Project Type : HOMELESS SERVICES

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3,5,7,9,p

Block : 2039 Lot : 101 BIN : 3251647

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$144,900
Interior Architecture	\$401,500	\$1,525,300
Electrical	\$826,800	\$650,700
Mechanical		\$776,200
Total	\$1,228,300	\$3,097,200
Importance Code A		\$144,900
Importance Code B	\$1,049,600	\$2,864,600
Importance Code C	\$178,700	\$87,700
Total	\$1,228,300	\$3,097,200

Total	\$64,400	\$72,700	\$116,200	\$36,300
Importance Code C				
Importance Code B	\$46,600	\$66,000	\$79,800	\$27,900
Importance Code A	\$17,800	\$6,700	\$36,400	\$8,400
Total	\$64,400	\$72,700	\$116,200	\$36,300
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$16,700	\$23,300	\$49,000	\$14,100
Electrical	\$2,000	\$3,000	\$19,700	\$1,500
Interior Architecture	\$16,800	\$28,700		\$1,200
Exterior Architecture	\$11,100		\$29,700	\$1,700
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1970

Architecture	Current Repair	Future Ro	eplacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls Cast Stone/Terra Cotta	10% Recent Repair Evident, Extent: Ligh	LIFE nt, Area Affected	* * : 66%	5	\$40,700	
Masonry: Brick	Location: Throughout 2012 80% Recent Repair Evident, Extent: Light Location: Throughout 2012	LIFE nt, Area Affected	**	5	\$41,700	
Masonry: Limestone Metal Panel	5% 5%	LIFE 2047	* *	5 5-10	\$2,000 \$17,900	
Windows						
Aluminum	100%	2043	* *	5	\$3,500	
Parapets /T	100/	LIPP	ala -1-	_	φ.σ. 400	
Cast Stone/Terra Cotta	10%	LIFE	* *	5	\$5,400	
Masonry: Brick	55% Recent Repair Evident, Extent: Ligh Location: Throughout	LIFE at, Area Affected		5	\$3,900	
Metal: Cage/Fence	35%	2040	* *	5-10	\$19,100	
Roof Built-Up (BUR) Modified Bitumen	10% 35%	2027 2035	\$62,500 * *	10 10	\$4,500 \$15,800	
M 10 10:	Recent Installation, Extent: Light, A Location: Throughout 2012		**	10	#24 000	
Modified Bitumen Interior	55%	2032	* *	10	\$24,800	
Floors						
Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	5% 10% 5% 75%	LIFE 2036 LIFE 2027	* * * * * * \$1,297,800	5 5 5 3	\$21,800 \$19,900 \$7,800 \$56,100	
Vinyl Tile	5% Now \$86,50 Broken/Missing Elements, Extent: M Location: Throughout Cracking/Crumbling, Extent: Model Location: Throughout	0 2037 Aoderate, Area A	* * Affected : 100%	3	\$3,700	
Interior Walls	0					
Ceramic Tile	5% 0-2 \$45,70 Cracking/Crumbling, Extent: Model Location: Throughout		* * ed : 10%	5	\$8,100	
Marble Panels Plaster	5% 5% Now \$133,00 Cracking/Crumbling, Extent: Model Location: Throughout		* * * * ed : 75%	5	\$4,900	
	Deteriorated Finish, Extent : Modera Location : Throughout	ate, Area Affecte	d: 100%			
Plaster	85%	LIFE	* *	5	\$82,800	

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

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

Asset #: 1970

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$16,800	2040	* *	5	\$10,200	
	Cracking/0	Crumbling,	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Metal Panel	20%			LIFE	* *	5	\$50,900	
Plaster	65%			LIFE	* *	5	\$82,600	
Plaster	5%	Now	\$136,200	LIFE	* *	5	\$6,400	
	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Through	out					
	Cracking/C	Crumbling,	Extent : Severe, A	rea Affe	cted : 100%			
	Location	: Through	out					

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	-							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$149,600	5	\$3,600	
Raceway								
Conduit	80%			2027	\$124,000	1		
Conduit	20%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,200	5	\$300	
Molded Case Bkrs	90%			2026	\$109,800	5	\$3,200	
Wiring								
Braided Cloth	75%		\$183,300	2052	* *	1		
		-	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	25%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$267,200	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	100%			2032	* *	10	\$123,700	
			Extent : Light, Area	Affected	! : 100%			
		_	out The Building					
	Explana	tion : T-8 L	amps					
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$16,300	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	100%			2022	\$519,900	10	\$400	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	\$5,000	

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

Asset #: 1970

Electrical	С	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$8,600	

Mechanical		Current Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
HTHW/HW	100%		2037	* *	1		
		servation, Extent : Light, Are	a Affected	! : 100%			
		n : Basement					
 	Explana	tion : Steam And Hot Water	Supplied I	From Nearby Cumb	erland I	Hospital	
Conversion Equipment	1000/		2026	* *	1	Φ.C.C. 70.0	
Heat Exchanger, Plate &	100%		2036	* *	1	\$66,700	
Frame	0.1 01		A CC	1 1000/			
		servation, Extent : Light, Are	55	: 100%			
		n : Adjacent Building Basem		י אין אין אין			
D' + '1'	Explana	tion: 3 New Units Located 1	n Adjacen	t Building Basemer	ıt		
Distribution (P)	1000/		2026	#201 000	4	Φ	
Hot Wtr Piping/Pump	100%		2026	\$201,000	4	\$6,600	
Terminal Devices	0.50/		2022	* *	1	#27.000	
Convector/Radiator	85%		2032	* *	1	\$37,000	
Fan Coil Unit/Heat	5%		2032	ጥ ጥ	1	\$2,200	
No Component	10%		A CC 4 - ii	1 . 00/			
		servation, Extent : Light, Are	a Affectea	: 0%			
		n : Penthouse		u			
	Explana	tion: 3 Obsolete Abandonea	Air Hand	ler Units Remainin	g		
ir Conditioning							
Energy Source	1000/		2025	* *	1		
Electricity	100%		2035	* *	1		
Conversion Equipment	50/		2022	Ф12 400	1		
Window/Wall Unit	5%		2022	\$13,400	1		
No Component	95%						
entilation Picture							
Distribution 1/D:ss	50/		LIDE	* *	2.5	#2.000	
Ductwork/Diffusers	5%		LIFE	ጥ ጥ	2-5	\$3,800	
No Component	95%						
Exhaust Fans	5 0/		2022	* *	2	Φ2.00	
Interior	5%		2032	* *	2	\$200	
No Component	95%		A CC	1 00/			
		servation, Extent : Light, Are	a Affected	: 0%			
		n : Penthouse					
lumhing	Explana	tion : 3 Obsolete Abandoned	Units Rer	naining			

Plumbing

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

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

Asset #: 1970

Mechanical	Current Repair	Future Re	ure Replacement Maintenance							
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
H/C Water Piping										
Brass/Copper	100%	2037	* *	1						
HW Heat Exchanger										
Steam Fired	100%	2037	* *	4	\$20,000					
	Other Observation, Extent : Ligh		0%							
	Location : Adjacent Building Basement									
	Explanation: 2 Hot Water Excl	hangers								
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)										
Not Accessible	100%									
Sewage Ejector(s)										
Electric	100%	2032	* *	4	\$8,100					
	Other Observation, Extent : Ligh		0%							
	Location : Adjacent Building Be									
	Explanation : 1 Unit In Adjacer	it Building Basemen	t							
Backflow Preventer	1000/	• • • • •	ale ale		40.400					
Generic	100%	2032	**	1	\$8,300					
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Adjacent Building Basement									
	Explanation: 1 Unit In Adjacer	it Building Basemen	t							
Fixtures	1000/									
Generic	100%									
Vertical Transport										
Elevators	1000/	LIDE	* *							
Geared Traction	100%	LIFE								
	Other Observation, Extent : Ligh Location : Basement To 8th Flo		0%							
		oor								
E'	Explanation: 2 Units									
Fire Suppression Standpipe										
Standpipe Generic	100%	2027	\$537,300	1-5	\$68,000					
Sprinkler	10070	2027	\$337,300	1-3	\$00,000					
Sprinkler No Component	97%									
Generic	3%	2027	\$37,900	1-2	\$1,100					
Fire Pump	3 / 0	2027	\$57,90U	1-2	\$1,100					
Not Accessible	100%									
Not Accessible	10070									

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

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Page: 17

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

Address : 300 SKILLMAN AVENUE @ KINGSLAND AVE.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 85,000 Project Type : HOMELESS SERVICES

Date of Survey : 25-Apr-2016 Landmark Status : NONE

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

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$135,800	\$145,700
Interior Architecture	\$1,262,700	\$836,300
Electrical	\$395,100	\$724,800
Mechanical	\$52,300	\$573,500
Total	\$1,845,800	\$2,280,400
Importance Code A	\$135,800	\$145,700
Importance Code B	\$1,441,700	\$2,134,600
Importance Code C	\$268,300	
Total	\$1,845,800	\$2,280,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,100		\$1,900	
Interior Architecture	\$107,200			\$10,200
Electrical	\$14,900	\$7,600	\$32,300	\$7,200
Mechanical	\$29,600	\$21,300	\$45,100	\$16,400
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$197,700	\$40,800	\$91,100	\$45,700
Importance Code A	\$42,500	\$8,400	\$10,500	\$8,400
Importance Code B	\$116,200	\$32,400	\$80,600	\$37,300
Importance Code C	\$38,900			
Total	\$197,700	\$40,800	\$91,100	\$45,700



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

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

Asset #: 2588

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$9,300	
Masonry: Brick	70%			LIFE	* *	5	\$104,100	
Masonry: Limestone	10%			LIFE	* *	5	\$11,200	
Metal, Corrugated	7%		\$7,700	2037	* *	1		
			Extent : Light, Ared	a Affecte	d : 25%			
	Location	: South Fo	ıcade					
	Punct/Tea	r/Impact D	amage, Extent : Mo	oderate, .	Area Affected : 25	%		
	Location	: South Fo	ıcade					
Slate Panels	3%			LIFE	* *	5	\$3,300	
Windows								
Aluminum	100%	Now	\$135,800	2043	* *	5	\$15,900	
		nc Not Fun : Through	ct, Extent : Light, A out	Area Affe	cted : 10%			
Parapets								
Masonry: Brick	15%			LIFE	* *	5	\$1,400	
-	Recent Re	pair Evider	nt, Extent : Light, A	rea Affe	cted : 66%			
	Location	: Through	out					
Metal Panel	10%			2047	* *	5	\$3,700	
Metal Rail	25%			2040	* *	5-10	\$43,400	
No Component	50%						, , , , ,	
Roof								
Copper/Terne	50%			2067	* *	10	\$41,600	
11	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
		: Through						
Modified Bitumen	50%			2037	* *	10	\$16,600	
	Recent Re		ent, Extent : Light, out 2015		ected : 100%		. ,	

Interior

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

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

Asset #: 2588

Architecture	Current R	epair	Futur	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	8% Now Cracking/Crumbling, Location: Througho	_	LIFE ea Affecte	* * d : 5%	5	\$20,500	
Ceramic Tile	10% Now Cracking/Crumbling, I Location: Througho		2030 e, Area Af	* * fected : 50%	5	\$5,900	
Mosaic Tile	2% Now Cracking/Crumbling, I Location: Througho		2047 e, Area A <u>f</u>	* * fected : 10%	5	\$2,900	
Quarry Tile	5% Now Cracking/Crumbling, I Location: Througho		2032 e, Area A <u>f</u>	* * fected : 30%	5	\$4,400	
Terrazzo	5% Now Cracking/Crumbling, I Location: First Floo		LIFE e, Area A <u>f</u>	* * fected : 20%	5	\$4,600	
Vinyl Tile	55% Now Cracking/Crumbling, Location: Througho		2027 e, Area A <u>f</u>	\$558,700 fected : 20%	3	\$24,100	
Vinyl Tile 9" X 9"	15% 0-2 Cracking/Crumbling, Location: Througho		2022 e, Area A <u>f</u>	\$197,400 fected : 40%	3	\$6,600	
Interior Walls							
Ceramic Tile	5% Now Cracking/Crumbling, Location: Througho	_	2036 ea Affecte	* * d : 20%	5	\$4,700	
Concrete Masonry Unit	10% Now Cracking/Crumbling, Location: Througho	_	LIFE ea Affecte	* * d : 10%	5	\$7,500	
Gypsum Board	30% Now Cracking/Crumbling, Location: Througho		LIFE ea Affecte	* * d : 10%	5	\$33,600	
Plaster	10% Now Cracking/Crumbling, I Location: Boiler Ro Loose/Delam Surface, Location: Througho	om Extent : Severe, A			5	\$5,600	
Plaster SGFT/Glazed Masonry	35% 10% Now Cracking/Crumbling, Location: Througho	\$147,300 Extent : Moderate	LIFE LIFE c, Area Af	* * * * fected : 20%	5	\$19,600	

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

Asset #: 2588

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Ceilings					
AcousTile,Adhered	25% Now \$55,50 Cracking/Crumbling, Extent: Model Location: Throughout Staining/Discoloring, Extent: Model	ate, Area Affected : 20%	5	\$14,600	
	Location : Corridors				
AcousTileSusp.Lay-In	10% Now \$29,00 Cracking/Crumbling, Extent : Model Location : Throughout		5	\$5,900	
Exposed Concrete	5% Now \$38,40 Cracking/Crumbling, Extent: Model Location: Throughout		5	\$900	
Gypsum Board	20% Now \$72,50 Cracking/Crumbling, Extent: Model Location: Throughout		5	\$29,300	
Plaster	40% Now \$188,20 Cracking/Crumbling, Extent : Model Location : Throughout		5	\$29,300	

ectrical		Current Re	pair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$400	
	Other Obse	ervation, Ext	ent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical	Room					
	Explanat	ion : One 16	00 Amperes And	One120	0 Amperes Main D	isconnec	t Switch	
Switchgear / Switchboard								
Fused Disc Sw	70%			2037	* *	5	\$300	
Molded Case Bkrs	30%			2027	\$37,400	5	\$700	
Raceway								
Conduit	30%			2037	* *	1		
Conduit	70%			2027	\$70,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$9,200	5	\$200	
Molded Case Bkrs	60%			2026	\$54,900	5	\$1,300	
Molded Case Bkrs	30%			2035	* *	5	\$700	
Wiring								
Braided Cloth	70%	0-2	\$109,900	2052	* *	1		
	Insulation .	Aged, Extent	: Moderate, Are	a Affecte	ed : 0%			
	Location	: Throughou	rt .					
Thermoplastic	30%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$171,800	5	\$600	

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

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

Asset #: 2588

Electrical	Current Repair	Future R	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$1,200		
Stand-by Power							
Transfer Switches	1000/	2022	* *	1	¢27,200		
Automatic Generators	100%	2032		1	\$26,200		
Diesel	100%	2030	* *	1	\$32,900		
Diesei	Other Observation, Extent : Modera		d · 100%	1	\$32,900		
	Location : Generator Room	ie, med nyjeere	u . 10070				
	Explanation : One 300kw						
Batteries							
Lead/Acid	100%	2020	\$1,500	5	\$3,100		
Fuel Storage							
Day Tank	50%	2035	* *	5	\$7,900		
	Other Observation, Extent : Modera	te, Area Affecte	d: 100%				
	Location: Generator Room						
	Explanation : One 75 Gallons						
Main Tank	50%	2042	* *	5	\$1,300		
	Other Observation, Extent : Modera	te, Area Affecte	d : 100%				
	Location: Generator Room						
· · · ·	Explanation: One 275 Gallons						
Lighting							
Interior Lighting	000/	2025	* *	10	Ф.C 2 . 400		
Fluorescent	80% Other Observation, Extent: Light, A	2035		10	\$62,400		
	Location: Throughout The Buildin		0070				
	Explanation: T-8 Lamps	18					
Fluorescent	20%	2022	\$285,200	10	\$15,600		
Fluorescent	Other Observation, Extent : Light, A		-	10	\$13,000		
	Location: Throughout The Buildin		0070				
	Explanation: T-12 Lamps	8					
Egress Lighting							
Emergency, Service	20%	2022	\$8,500	1			
Emergency, Service	40%	2035	* *	1			
Exit, Service	30%	2027	\$8,700	1			
Exit, Service	10%	2035	* *	1			
Exterior Lighting							
HID	100%	2027	\$327,600	10	\$300		
Alarm							
Fire/Smoke Detection							
No Component	80%		_				
Generic, Digital	20%	2032	* *	1-3	\$10,800		

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

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

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

Asset #: 2588

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Heating Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment	10070			2047		1		
Steam Boiler	100%			2040	* *	1	\$84,200	
Steam Boner		ervation F	Extent : Light, Area		1 · 100%	1	Ψ04,200	
					- Heat Exchanger	Converts	Hot Water For	
	Heating							
	Explanat	ion : 3 Uni	its					
Distribution								
Hot Wtr Piping/Pump	90%			2026	\$114,000	4	\$3,800	
Central Plant Steam	10%	Now	\$13,800	2047	* *	4	\$400	
Piping/Pmp								
			: Severe, Area Affe	cted : 10	0%			
	Location	: Through	out					
Terminal Devices								
Air Handler	5%			2032	* *	1	\$2,600	
Convector/Radiator	95%			2032	* *	1	\$26,100	
Air Conditioning								
Energy Source	4000/				ate at			
Electricity	100%			2035	* *	1		
Conversion Equipment	100/			2022	Ø1 C 000			
Window/Wall Unit	10%			2022	\$16,900	1		
No Component	90%							
Ventilation								
Distribution Ductwork/Diffusers	5%			LIFE	* *	2.5	\$2,400	
No Component	95%			LIFE		2-5	\$2,400	
Exhaust Fans	93/0							
Roof	5%			2027	\$6,700	2	\$100	
No Component	95%			2027	\$0,700	2	\$100	
Plumbing	9370							
H/C Water Piping								
Brass/Copper	80%			2037	* *	1		
Galvanized Steel	20%			2025	\$71,300	1		
Water Heater					2,1,500			
Gas Fired	100%			2025	\$49,600	2	\$1,200	
		ervation, E	Extent : Light, Area				4-,	
		: Basemen	_	55				
	Explanat	ion : 2 Uni	its					
HW Heat Exchanger								
Steam Fired	100%			2037	* *	4	\$12,600	
	Other Obs	ervation, E	Extent : Light, Area	Affected	! : 100%		-	
	Location	: Basemen	nt .					
	Explanat	ion : 2 Uni	its					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 2588

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$12,400	4	\$1,800	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation,	Extent : Light, Area	Affected	! : 100%			
	Location : Basem	ent To 6th Floor					
	Explanation : 2 U	Inits - Both Not Woki	ing				
Fire Suppression							
Standpipe							
Generic	100%		2027	\$338,600	1-5	\$42,900	
Sprinkler							
No Component	75%						
Generic	25%		2037	* *	1-2	\$6,000	
Fire Pump							
Generic	100% Now	\$2,600	2023	\$52,300	1	\$14,300	
	Leak Evident, Exte	nt : Moderate, Area A	Affected .	30%			
	Location : Basem	ent					

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : BARBARA KLEIMAN RESIDENCE / BLDGS. D AND 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 : 26-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 2885 Lot : 1 BIN : 3338304

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$271,000	\$58,200
Interior Architecture	\$153,500	\$35,300
Electrical	\$41,600	
Mechanical		\$87,200
Total	\$466,200	\$180,800
Importance Code A	\$271,000	\$58,200
Importance Code B	\$147,700	\$122,600
Importance Code C	\$47,400	
Total	\$466,200	\$180,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,900		\$400	
Interior Architecture	\$6,900			
Electrical	\$7,700	\$300	\$45,600	\$200
Mechanical	\$700	\$1,200	\$9,900	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$30,100	\$5,400	\$59,900	\$5,100
Importance Code A	\$10,900		\$400	
Importance Code B	\$19,300	\$5,400	\$59,400	\$5,100
Importance Code C				
Total	\$30,100	\$5,400	\$59,900	\$5,100



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

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

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

Asset #: 2597

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%		404 400	LIFE	* *	5	\$400	
Masonry: Brick		Now	\$82,200	LIFE	**	5	\$13,300	
	_	cracкs, Ex : Through	tent : Moderate, Ar	еа Ађес	tea : 10%			
		_	oui l, Extent : Moderai	to Area	Affacted : 50%			
		: Through		e, Areu 1	Ajjecieu . 5070			
Motel Seat OUD	2%	. Inrough	<i>Oui</i>	2032	* *	5	\$900	
Metal Sect. OHD Windows	270			2032		3	\$900	
Metal Clad	95%	Now	\$130,600	2052	* *	5	\$7,700	
Wetar Clad			ts, Extent : Modera		Affected: 25%	3	Ψ1,100	
	-	: Through			33			
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	ected : 50%			
	Location	: Through	out					
	Deteriora	ed Finish,	Extent : Moderate,	Area Af	fected : 100%			
	Location	: Through	out					
Metal Louvers	5%			2030	* *	10	\$800	
Roof								
Built-Up (BUR)	_	Now	\$10,100	2037	* *			
			derate, Area Affecto	ed : 20%				
			nerator Room		2=0/			
			: Moderate, Area	Affected	: 25%			
5 41 5 6			nerator Room	• • • • •	4.50.500		011.700	
Roll Roofing		Now	\$58,200	2029	\$58,200	5	\$11,500	
	_	crumbung, : Through	Extent : Moderate	, Area A	<i>пестеа : 30%</i>			
		_	oui : : Moderate, Area .	Affected	. 50%			
		: Through		пусстей	. 5070			
		_	xtent : Moderate, A	Area Affe	ected : 25%			
		: Third Fl		1.00.11990	20,0			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 100%			
		: Through		55				
nterior								
Floors								
Cast in Place Concrete		Now	\$6,900	LIFE	* *	5	\$7,100	
		U	ents, Extent : Mod	erate, Ar	rea Affected : 15%			
	Location							
	_	_	Extent: Moderate	-	ffected : 30%			
		: 1st Floor	r, Throughout, Stai					
Cast in Place Concrete	80%			LIFE	* *	5	\$28,300	

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

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

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

Asset #: 2597

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,600	
Masonry: Brick	75%	Now	\$47,400	LIFE	* *			
	Paint Peel	ling, Extent	: Moderate, Area	Affected	: 100%			
	Location	: Through	out					
	Painted St	ırfaces, Ext	ent : Moderate, Ai	rea Affect	ted : 100%			
	Location	: Through	out					
Ceilings								
Exposed Concrete	100%	Now	\$106,100	LIFE	* *	5	\$2,500	
	Cracking/	Crumbling,	Extent: Moderate	e, Area A	ffected : 25%			
	Location	: Through	out					
	Water Pen	etration, E.	xtent : Light, Area	Affected	: 20%			
	Location	: 3rd Floo	r					

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100%		2027	\$3,800	1		
Panelboards							
Molded Case Bkrs	100%		2026	\$7,600	5	\$300	
	Enclosure Corroded, Location: Through		Area A <u>f</u>	fected : 30%			
Wiring							
Braided Cloth	90% 2-4	\$7,500	2052	* *	1		
	Insulation Aged, Exte Location : Through		a Affecte	ed : 100%			
Thermoplastic	10%		2027	\$800	1		
Motor Controllers							
Locally Mounted	100%		2025	\$14,700	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	95%		2022	\$22,900	10	\$9,400	
	Other Observation, E	_	Affected	! : 100%			
	Location: Through	out The Building					
	Explanation: T-12	Lamps					
Incandescent	5%		2022	\$2,900	2		
Egress Lighting							
Emergency, Battery	50%		2022	\$7,400	10	\$1,300	
Exit, Service	50%		2022	\$1,500	1		
Exterior Lighting							
HID	100%		2022	\$41,600	10		
Alarm				4 ,000			

Alarm

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

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

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

Asset # : 2597

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$1,400	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%	2026	\$16,100	4	\$500		
Terminal Devices							
Convector/Radiator	80%	2025	\$44,200	1	\$2,800		
Unit Heater - Steam	20%	2022	\$7,400	4	\$200		
Plumbing							
H/C Water Piping							
Galvanized Steel	5%	2025	\$2,300	1			
No Component	95%						
Sanitary Piping							
Cast Iron	5%	LIFE	* *	1			
No Component	95%						
Backflow Preventer							
Generic	100%	2027	\$2,600	1	\$700		
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location: 1st To 3rd Floo	or					
	Explanation: 1 Freight U	nit					
Fire Suppression	-						
Standpipe							
Generic	100%	2027	\$43,000	1-5	\$5,500		
Sprinkler							
Generic	100%	2037	* *	1-2	\$3,000		

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : BELLEVUE MENS SHELTER

Address : 400 EAST 30 STREET @ FIRST AVE.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0029.000 / 1955 Yr Built/Renovated : 1932 /

Area Sq Ft : 405,952 Project Type : HOMELESS SERVICES

Date of Survey : 28-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9

Block : 962 Lot : 7501 BIN : 1085588

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$14,868,000	\$1,384,100		
Interior Architecture	\$5,838,900	\$639,800		
Electrical	\$4,618,300	\$1,247,400		
Mechanical	\$3,871,700	\$9,889,600		
Total	\$29,196,900	\$13,160,900		
Importance Code A	\$14,868,000	\$1,384,100		
Importance Code B	\$12,944,900	\$11,676,100		
Importance Code C	\$1,384,000	\$100,600		
Total	\$29,196,900	\$13,160,900		

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,900			
Interior Architecture	\$27,200			\$42,700
Electrical	\$3,600	\$3,000	\$6,100	\$3,100
Mechanical	\$31,000	\$43,900	\$57,400	\$35,700
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$131,900	\$109,100	\$125,600	\$143,700
Importance Code A	\$19,900		\$900	
Importance Code B	\$112,000	\$109,100	\$124,800	\$143,700
Importance Code C				
Total	\$131,900	\$109,100	\$125,600	\$143,700



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

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

Asset #: 1955

rchitecture	Current	Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast Stone/Terra Cotta	10% Now	\$707,800	LIFE	**	5	\$166,400	
	Broken/Missing Elen		lerate, Area	a Affected : 20%			
	Location: At Corn	_	. Amaa Aff	antad . 200/			
	Cracking/Crumbling Location: Through		г, Агеа Ајје	eciea : 20%			
	Staining/Discoloring		e Area Affa	ected · 50%			
	Location: Through		., 111 ca 11 ₉ (. 5070			
	Other Observation,		Area Affect	ted : 15%			
		Balcony Locations					
	Explanation: Brok	ken Terracotta Brac	kets At Va	rious Balconies H	as Expo	sed The	
	Supporting Steel C	Causing Rusting					
Masonry: Brick	85% Now	\$1,115,000	LIFE	* *	5	\$181,000	
	Efflorescence, Exten		Affected:	15%			
	Location: North A			r . 1 500/			
	Jnt Mortar Miss/Ero Location : At Eleve		te, Area Af	fectea : 50%			
	Staining/Discoloring		rea Affect	od · 20%			
	Location : North F	•	пеи пурест	su . 2070			
Masonry: Limestone	5% Now	\$237,500	LIFE	* *	5	\$8,000	
Masoniy. Emiestone	Broken/Missing Elen	·		ffected : 10%	5	ψο,σσσ	
	Location : Balcony						
	Jnt Mortar Miss/Ero	od, Extent : Modera	te, Area Af	fected : 50%			
	Location: Window	Sills					
	Staining/Discoloring	g, Extent : Moderate	e, Area Affe	ected : 20%			
	Location: Through	hout					
Windows	000/ 31	ФО 070 000	2052	* *	~	#10 2 000	
Aluminum	80% Now Ctrwt/Balnc Not Fu	\$8,879,000	2052		5	\$103,800	
	Location: Through		ше, Агеа А	gjeciea . 50%			
	Hardware Missing,		Area Affect	ted · 50%			
	Location: Through		irea rijjeei	. 5070			
Steel	20% Now	\$2,767,300	2052	* *	5	\$324,400	
Steel	Broken/Missing Elen			a Affected : 35%	3	Ψ324,400	
	Location : Through		,				
	Corrosion/Rusting,		Area Affect	ted : 25%			
	Location : Penthol	ises					
	Thermally Inefficien		e, Area Affe	ected : 100%			
	Location: Baseme	nt And Stair Shafts					

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

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

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

Asset #: 1955

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Parapets				
Cast Stone/Terra Cotta	15% Now \$165,400 Broken/Missing Elements, Extent: Mod Location: Over Ninth Floor Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout	, Area Affected : 15%	5 \$26,800	
Masonry: Brick	75% Now \$305,600 Cracking/Crumbling, Extent: Moderate Location: Penthouses Jnt Mortar Miss/Erod, Extent: Moderate Location: South Facade, North Facade	te, Area Affected : 25%	5 \$17,300	
Masonry: Limestone	10% Now \$110,800 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Coping Staining/Discoloring, Extent: Moderate Location: Throughout	LIFE ** c, Area Affected : 20% de, Area Affected : 50%	5 \$2,900	
Roof				
IRMA/Protected Membrane	50% Now \$397,200	2037 **		
	Drains Clogged, Extent : Light, Area Af Location : Throughout			
	Insul Miss/Displaced, Extent: Moderate Location: Throughout			
	Miss/Damaged Flashings, Extent : Mod Location : Throughout	erate, Area Affected : 35%		
	Worn/Eroded, Extent : Moderate, Area . Location : Throughout	Affected : 100%		
Modified Bitumen	45% Now \$182,500 Alligatoring, Extent : Moderate, Area A Location : Throughout			
	Drains Clogged, Extent: Light, Area Af Location: 7th Floor East Roof			
	Punct/Tear/Impact Damage, Extent: M. Location: Throughout	oderate, Area Affected : 30º	%	
Single Ply Membrane	5% Now \$7,900 Water Penetration, Extent: Moderate, A Location: Throughout	2032 ** Area Affected : 10%		

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.

Asset #: 1955

rchitecture	Current	Repair	Future I	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors	400/ 37	**		de de	_	4446000	
Cast in Place Concrete	10% Now Broken/Missing Elen	\$264,000	LIFE	* * *	5	\$136,000	
	Location : Sub-bas			Affectea: 75%			
	Cracking/Crumbling			cted : 30%			
	Location: Through		, 11, 00, 11, 10				
	Other Observation, I		Area Affecte	ed : 80%			
	Location : Mechan	ical Boiler And Co	rridor Area	s Throughout			
	Explanation: Steel	-	l Flange As.	sembly Rusted T	hrougho	ut In Various	
	Locations Of Sub E			* *			
Ceramic Tile	5% Now	\$184,500	2030		5	\$15,500	
	Cracking/Crumbling Location: Showers		e, Area Affe	ctea : 25%			
M 11 D 1	-		LIPP	* *	-	Ф22 200	
Marble Panels	5% 0-2 Cracking/Crumbling	\$114,900 Extent: Light Ar	LIFE		5	\$23,300	
	Location: Through	_	еи Ајјестеи	. 10/0			
	Jnt Mortar Miss/Ero		rea Affected	d : 10%			
	Location : Through	_	33				
Quarry Tile	5% Now	\$364,800	2032	* *	5	\$23,300	
,	Cracking/Crumbling	, Extent : Light, Ar	ea Affected	: 10%			
	Location : Through	nout					
Terrazzo	15% Now	\$597,400	LIFE	* *	5	\$72,900	
	Horizontal Cracks, I			ed : 10%			
	Location : Various		out				
Vinyl Tile	10% Now	\$539,500	2037	* *	3	\$23,300	
	Adhesion Failure, E	· · · · · · · · · · · · · · · · · · ·	33	l : 20%			
	Location : Basemer			ACC			
	Broken/Missing Elen Location: Basemen			Ајјества : 15%			
Vi1 Til.	35%	ii Ana 3in Fioor Ce		* *	2	¢100 000	
Vinyl Tile Vinyl Tile 9" X 9"	35% 10% 0-2	\$69,900	2032 2022	\$699,000	3	\$108,800 \$23,300	
vinyi inc 9 A 9	Cracking/Crumbling	. ,			5	φ23,300	
	Location: Through		JJ 0010W	. = / =			
Wood	5% Now	\$104,600	2042	* *	5	\$29,100	
554	Punct/Tear/Impact L			ffected : 10%		<i>\$25</i> ,100	
	Location : Through	nout					

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

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

Asset #: 1955

Architecture		Current R	epair Fut		e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Ceramic Tile		Now	\$354,400	2036	**	5	\$21,000		
	U	: Showers,	Extent : Moderate Toilets Prominen		ffected : 25% 7th Floor And Var	ious Oth	er Locations		
Granite Panels	5%	0-2	\$85,900	LIFE	* *				
	_	Crumbling, : Througho	Extent : Light, Arc out	ea Affect	ed : 10%				
Marble Panels	5%	0-2	\$85,300	LIFE	* *				
		Crumbling, : Througho	Extent : Light, Ard out	ea Affect	ed : 10%				
Plaster	25%	Now	\$858,500	LIFE	* *	5	\$31,500		
	Location Punct/Tea	a : 9th Floor r/Impact Da		oderate,	ea Affected : 50% Area Affected : 309 at	%			
	Water Per		tent : Moderate, A	U					
Plaster	55%			LIFE	* *	5	\$69,200		
Ceilings									
AcousTile,Adhered	Broken/M Location Worn/Ero	: Basement	: Moderate, Area		* * rea Affected : 20%	5	\$31,100		
AcousTileConcealSpLn	10%			2032	* *	5	\$77,700		
AcousTileSusp.Lay-In	Location Staining/L	issing Eleme 1 : Basement	Extent : Moderate		* * ea Affected : 10% ffected : 20%	5	\$15,500		
Plaster	Broken/M Location	ı : 9th Floor	\$1,249,300 ents, Extent : Seve			5	\$291,400		
	Water Per	netration, Ex		55					

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

Under 600 Volts

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

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

Asset #: 1955

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2047	* *	5	\$1,700			
	Other Observation, Extent: Light, Area Affected: 100%									
	Location: Electrical Room Basement									
	Explana	tion : 4000 A1	mpere Main Serv	vice						
Switchgear / Switchboard										
Fused Disc Sw	50%			2047	* *	5	\$900			
Fused Disc Sw	20%			2047	* *	5	\$300			
Fused Knife Sw	10%		\$49,900	2057	* *	5	\$100			
		5 -	nt : Moderate, A	00	ted : 100%					
		: Electrical I	Room Sub-basen							
Molded Case Bkrs	20%			2027	\$99,700	5	\$2,100			
Raceway										
Conduit	80%			2027	\$477,800	1				
Conduit	20%			2047	* *	1				
Panelboards										
Fused Disc Sw	10%			2049	* *	5	\$900			
Fused Knife Sw	20%		\$109,800	2052	* *	5	\$900			
		Equipment, Ex a : Basement	xtent : Moderate	, Area Af	fected : 100%					
Fused Toggle Switch	55%	2-4	\$302,000	2052	* *	5	\$2,600			
	Location	ervation, Ext : Throughou tion : On Exte		Area Affe	ected : 59%					
Molded Case Bkrs	15%			2043	* *	5	\$1,600			
Wiring	/ 0						4-,0			
Braided Cloth	90%	2-4	\$828,100	2052	* *	1				
	Insulation		: Moderate, Are		ed : 100%					
Thermoplastic	10%			2047	* *	1				
Motor Controllers										
Locally Mounted	80%			2025	\$240,700	5	\$2,200			
Locally Mounted	20%			2040	**	5	\$500			
Ground										
Grounding Devices										
Generic	100%			LIFE	* *	5	\$6,000			
Liohtino										

Lighting

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

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

Asset #: 1955

Electrical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	5%	2022	\$340,500	10	\$18,600				
	Compact Fluorescent Light, Ext	tent : Moderate, A	Area Affected : 100	0%					
	Location: Throughout The Bu	iilding							
Fluorescent	85%	2032	* *	10	\$316,500				
	Other Observation, Extent : Lig	ht, Area Affected	: 100%						
	Location : Throughout The Bu	iilding							
	Explanation: T-8 Lamps								
Fluorescent	10%	2022	\$681,100	10	\$37,200				
	Other Observation, Extent : Light, Area Affected : 60%								
	Location: Throughout The Building								
	Explanation: T-12 Lamps								
Egress Lighting									
Emergency, Battery	50%	2022	\$279,400	10	\$49,000				
Exit, Service	20%	2032	* *	1					
Exit, Service	30%	2022	\$41,400	1					
Exterior Lighting									
HID	100%	2022	\$1,564,600	10	\$1,200				
Alarm									
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%	2027	\$429,100	1-3	\$25,000				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2047	* *	1		
	Other Obs	ervation, E.	xtent : Light, Area	Affected	: 100%			
	Location	: Basemen	t					
	Explanat	ion : Steam	From Con Edisor	ı				
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2030	* *	5	\$24,100	
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$656,800	2027	\$6,567,500	4	\$20,000	
- 161		Extent : M : Sub-base	oderate, Area Affe ment	cted : 10	0%			
Terminal Devices								
Air Handler	20%	Now	\$1,091,300	2037	* *	1	\$45,200	
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location	: Sub-base	ment					
Convector/Radiator	80%			2025	\$1,661,900	1	\$104,900	

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.

Asset #: 1955

Mechanical		Current I	Repair	Futur	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning	•			•	•			•
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$80,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$226,400	
Exhaust Fans								
Interior		Now	\$69,000	2022	\$1,380,600	2	\$9,900	
			lerate, Area Affecte	ed : 100%				
	Location	: Through	out					
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2037	* *	1		
Galvanized Steel		Now	\$289,500	2025	\$1,447,300	1		
			oderate, Area Affe	cted : 305	%			
		: Sub-base						
			xtent : Moderate, 1	Area Affe	cted : 25%			
	Location							
	Explana	ion : Hous	e Tanks In Poor Co	ondition				
HW Heat Exchanger	1000/			2055	* *		A.CO. 200	
Steam Fired	100%			2057	* *	4	\$60,200	
Sanitary Piping	1000/	N	01.42 .000	LIDE	* *	1		
Cast Iron		Now	\$142,000	LIFE		1		
	Leak Evident, Extent : Moderate, Area Affected : 5% Location : Sub-basement							
Ct. D. D.	Location	. Sub-base	emeni					
Storm Drain Piping	1000/	N I	¢00,000	LIEE	* *	1		
Cast Iron		Now	\$80,900 Extent : Severe, Are	LIFE		1		
	_		xieni : severe, Are Roof Drains	га Ајјесте	a : 40%			
C D(v)	Locuiton	. various	Kooj Drains					
Sump Pump(s)	100%			2027	\$59,200	4	\$8,600	
Non-Submersible	10070			2027	\$39,200	4	\$6,000	
Sewage Ejector(s)	1000/			2022	* *	4	\$24.200	
Electric Fixtures	100%			2032		4	\$24,200	
Generic	100%							
Generic		Tivtures F	tent : Severe, Area	Affected	. 100%			
		: Through		тујестеа	. 10070			
	Locuiton	. Imougn						
Intical Transport								
Vertical Transport								
Elevators	100%			LIFE	* *			
	100% Other Obs	ervation F	Extent : Severo Aro	LIFE a Affecte				
Elevators	Other Obs		Extent : Severe, Are Dasement To 7th Fl	a Affecte	d: 100%	oor		

Fire Suppression

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

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

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

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DEPT. OF HOMELESS SERVICES - 071 BELLEVUE MENS SHELTER

Asset #: 1955

Mechanical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ire Suppression						
Standpipe						
Generic	100% Now	\$80,900 2037	* *	1-5	\$144,000	
	Corroded, Extent : Modera	te, Area Affected : 25	5%			
	Location : Sub-basement					
Sprinkler						
No Component	95%					
Generic	5%	2037	* *	1-2	\$5,700	
	Other Observation, Extent :	Other Observation, Extent: Light, Area Affected: 100%				
	Location : Sub-basement					
	Explanation: Limited Con	verage				

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : BORDEN AVENUE VETERANS RESIDENCE

Address : 21-10 BORDEN AVENUE

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 75,000 Project Type : HOMELESS SERVICES

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 68 Lot : 2 BIN : 4000526

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,509,500	\$70,400
Interior Architecture	\$467,600	\$300,600
Electrical	\$151,200	\$999,900
Mechanical	\$153,000	\$2,044,100
Total	\$2,281,300	\$3,415,000
Importance Code A	\$1,509,500	\$70,400
Importance Code B	\$525,300	\$3,301,100
Importance Code C	\$246,500	\$43,500
Total	\$2,281,300	\$3,415,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$7,300
Interior Architecture	\$10,100	\$3,300		\$8,200
Electrical	\$32,400	\$4,600	\$5,500	\$56,800
Mechanical	\$56,900	\$8,600	\$16,500	\$8,700
Site Enclosure	\$19,100			
Site Pavements	\$1,700			
Total	\$120,200	\$16,500	\$22,000	\$81,100
Importance Code A	\$24,900	\$3,700	\$3,700	\$11,000
Importance Code B	\$76,100	\$9,500	\$18,300	\$70,000
Importance Code C	\$19,100	\$3,300		
Total	\$120,200	\$16,500	\$22,000	\$81,100



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

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

Asset #: 1941

Architecture	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	90% Now Diagonal Cracks, Extent : Location : East Facade	\$650,200 LIFE Moderate, Area Affect	* * ted : 10%	5	\$70,400	
	Misaligned/Bulging, Extens Location: East Facade					
	Water Penetration, Extent . Location: East Facade, I		cted : 10%			
Metal Panel	5%	2048	* *	5-10	\$26,900	
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Erod, Exte Location: Window Sills Open Joints, Extent: Mode			5	\$12,700	
	Location: Window Sills					
Windows						
Aluminum	85% Now Broken/Missing Elements, I Location: Throughout, C	overd In Plywood		5	\$7,500	
	Water Penetration, Extent . Location: Throughout	· Moaerate, Area Affe	ctea : 10%			
Aluminum	15% Now Broken/Missing Elements, I Location: Clearstories Water Penetration, Extent Location: Clearstories			5	\$1,300	1
Roof						
Modified Bitumen	100% Now Blisters, Extent: Moderate Location: Throughout Ponding, Extent: Severe, A Location: Around Roof L Water Penetration, Extent: Location: Flashing At Cl	area Affected : 15% Orains · Light, Area Affected	* * : 20%			
Soffits						
Stucco Cement	100%	2033	* *	5		
Interior						
Floors						
Cast in Place Concrete	70%	LIFE	* *	5	\$156,000	
Ceramic Tile	5% 2-4 Deteriorated Finish, Extend Location: Throughout Bo		* * fected : 30%	5	\$2,500	
Vinyl Tile		\$221,100 2038	* * fected : 25%	3	\$9,600	

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

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

Asset #: 1941

Architecture		Current R	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *			
Ceramic Tile	5%		****	2031	* *	5	\$6,600	
Concrete Masonry Unit			\$246,500	LIFE	**	5	\$43,500	
			ent : Moderate, An					
		: Library,	White Section And					
Gypsum Board	10%			LIFE	* *	5	\$7,900	
Ceilings	400/			•	* *	_	410.100	
AcousTileSusp.Lay-In	10%		F 14.1	2033		5	\$10,100	
	_	_	Extent : Moderate	e, Area A	ffected : 5%			
		: Kitchen						
Exposed Struc: Steel	75%			LIFE	* *			
Fiber Board	15%			2028	\$101,100			
Site Enclosure								
Fence/Gates	1000/	N.T.	¢10.100	2020	* *			
Chain Link		Now	\$19,100	2038				
		ımage, Exte ı : Parking l	nt : Moderate, Are	ға Ајјест	2a : 5%			
Site Pavements	Locuitor	i . Farking I	201					
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Cast III I lace Collected		Crumhling	Extent : Light, Are		ed · 2%			
		: Througho		eu rijjeer	ca . 270			
Parking/Driveway	<u> </u>							
Asphalt	100%			2037	* *			
rispitate		Crumbling.	Extent : Light, Are		ed : 5%			
		: Througho		33				
Activity Yard								
Asphalt	75%	4+	\$1,700	2031	* *			
1			Extent : Light, Are		ed : 5%			
	Location	: Basket Bo	all Court					
Cast in Place Concrete	25%			2041	* *			
Cast in Place Concrete	23%			2041				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100% 4+ \$21,200	2058 **	5	\$200
	On Extended Life, Extent : Light, Area	Affected : 100%		
	Location: Electrical Room			
	Other Observation, Extent: Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: Two 1200 Ampere Main	n Disconnect Switches		

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

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

Asset #: 1941

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard		*			_	*	
Fused Knife Sw	84% 2-4 Obsolete Equipment Location: Electric On Extended Life, E Location: Electric	cal Room Extent : Moderate, A			5	\$100	
Fused Knife Sw	16%		2028	\$20,000	5	\$100	
Raceway				·			
Conduit	95%		2038	* *	1		
Conduit	5%		2048	* *	1		
Panelboards							
Fused Disc Sw	10%		2027	\$6,900	5	\$200	
Molded Case Bkrs	10% 2-4	\$6,900	2053	* *	5	\$100	
	On Extended Life, E		rea Affec	ted : 100%			
	Location : 1st Floo	or Electrical Closet					
Molded Case Bkrs	10%		2027	\$6,900	5	\$200	
Molded Case Bkrs	70%		2044	* *	5	\$1,400	
Wiring							
Thermoplastic	90%		2038	* *	1		
Thermoplastic	10%		2048	* *	1		
Motor Controllers Locally Mounted	100%		2026	\$152,700	5	\$500	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting							
Interior Lighting	120/		2022	ماد ماد	1.0	ФО ООО	
Fluorescent	13%	T	2033	* *	10	\$8,900	
	Other Observation, Location : Offices Explanation : T-8	_	Affected	: 100%			
Fluorescent	5%		2028	\$62,900	10	\$3,400	
	T-12 Lamps And Fix Location : Throug		t, Area A	ffected : 100%			
Incandescent	2%		2023	\$25,200	2		
LED	80%		2036	* *			
Egress Lighting							
Emergency, Battery	45%		2023	\$46,500	10	\$8,100	
Emergency, Battery	5%		2036	* *	10	\$900	
Exit, Service	40%		2023	\$10,200	1		
Exit, Service	10%		2036	* *	1		
Exterior Lighting							
HID	30%		2028	\$86,700	10	\$100	
No Component	70%						

Alarm

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

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

Asset #: 1941

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2028	\$115,800	1	\$14,000	
Fire/Smoke Detection							
No Component	30%						
Generic, Analog	70%		2028	\$554,900	1-3	\$32,400	

Mechanical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
			ent : Light, Area	Affected	: 5%			
		: Spinkler Sei						
	Explanat	ion : With Ga	s Booster Pump	·				
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$37,100	
	-		Extent : Light, A	rea Affe	cted : 100%			
	Location	: Boiler Room	n					
Distribution								
Hot Wtr Piping/Pump	100%			2036	* *	4	\$5,500	
Terminal Devices								
Air Handler	50%			2028	\$504,000	1	\$23,200	
Convector/Radiator	50%			2033	* *	1	\$12,100	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Split Unit		Now	\$15,300	2023	\$153,000			
	Location	-			d : 33% f 18 Split Units Ha	ve Multi	ple Mechanical	
Split Unit	90%			2028	\$1,377,300			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,800	
Exhaust Fans								
Roof	100%			2028	\$119,000	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$26,700	2038	* *	1		
	_		erate, Area Affe					
	Location	: Boiler Room	n, Defective Do	mestic H	ot Water Mixing V	alve		

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

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

Asset #: 1941

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater				_		
Gas Fired	100%	2026	\$43,700	2	\$1,100	
	Recent Installation, Extent : Light,	Area Affected :	100%			
	Location: Kitchen	A A CC . 1	1000/			
	Other Observation, Extent: Light,	Area Affectea : 1	100%			
	Location: Kitchen	TZ*. 1				
	Explanation: 2-250 Gallon For	Kitchen				
HW Heat Exchanger HTHW/HW	100%	2038	* *			
HIHW/HW	Other Observation, Extent : Light,		100%			
	Location: Boiler Room	Area Affectea . 1	10070			
	Explanation: 2-350 Gallon Tank	r c				
Sanitary Piping	Explanation . 2 330 Gatton Park					
Cast Iron	100%	LIFE	* *	1		
Cust Iron	Recent Repair Evident, Extent : Li		d : 100%	•		
	Location: Underground					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Light,	Area Affected : 1	100%			
	Location : Side Yard					
	Explanation: Storm Detention B	asin For Roof Ru	ınoff			
Sump Pump(s)						
Non-Submersible	100%	2028	\$10,900	4	\$2,400	
Sewage Ejector(s)						
Electric	100%	2028	\$20,600	4	\$4,500	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler	1000/	•••	di di		** **********************************	
Generic	100%	2038	* *	1-2	\$21,000	
Chemical System	000/					
No Component	98%	2026	0.500	1.2	#100	
Generic	2% Other Observation Extent : Light	2026	\$500	1-3	\$100	
	Other Observation, Extent : Light, Location : Kitchen	Area А <u></u> Јјестеа : 2	270			
	Explanation: For Hoods					

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

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 : 02-Nov-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 9662 Lot : 20 BIN : 4314908

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$95,700	\$703,900
Interior Architecture	\$333,700	\$951,200
Electrical		\$220,200
Mechanical		\$347,300
Total	\$429,400	\$2,222,600
Importance Code A	\$95,700	\$703,900
Importance Code B	\$217,000	\$1,455,100
Importance Code C	\$116,700	\$63,600
Total	\$429,400	\$2,222,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$64,000			
Interior Architecture	\$54,200		\$3,500	\$16,200
Electrical	\$6,600	\$4,700	\$6,200	\$4,700
Mechanical	\$25,700	\$10,800	\$10,000	\$12,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$154,400	\$19,400	\$23,700	\$37,300
Importance Code A	\$67,400	\$3,400	\$3,400	\$3,400
Importance Code B	\$60,800	\$16,000	\$16,700	\$33,900
Importance Code C	\$26,200		\$3,500	
Total	\$154,400	\$19,400	\$23,700	\$37,300



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

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

Asset #: 3012

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	50 /		LIEE	* *	5	\$60,400	
Cast Stone/Terra Cotta Masonry: Brick	5% 95% Now	\$52,000	LIFE LIFE	* *	5 5	\$69,400 \$84,400	
Masonry. Brick		\$32,000 ilure, Extent : Modera			3	\$64,400	
	Location : Throi		ne, 111eu 1	gjeerea . 570			
		s, Extent : Light, Area	Affected :	2%			
	Location: Wind	_	55				
	Staining/Discolor	ing, Extent : Light, Ar	ea Affecte	d : 5%			
	Location : Belov	v Gutter Leaks					
Windows					_	*	
Aluminum	100%		2045	* *	5	\$19,300	
Parapets Metal Panel	10%		2049	* *	5	\$1,700	
Metal Rail	90%		2049	* *	5-10	\$1,700 \$72,100	
Roof	9070		2042		3-10	\$72,100	
Metal Panel	35% 2-4	\$5,200	2042	* *			
		Miss, Extent : Light,		cted : 5%			
	Location: Gutte	r Leaks					
	Water Penetration	ı, Extent : Light, Area	Affected:	2%			
	Location : Rear	Entrance					
Modified Bitumen	65%		2029	\$577,800	10	\$41,700	
		Light, Area Affected :	2%				
	Location : Throi	=					
	Patching Evident, Location: Throi	Extent: Moderate, A	rea Affecte	ed : 10%			
Soffits	Location . Throi	ignoui					
Cast in Place Concrete	50%		LIFE	* *	5	\$18,200	
Stucco Cement	50% 2-4	\$5,400	2042	* *	5	\$2,300	
2.00000		ing, Extent : Moderate		ected : 5%	C	Ψ=,ε σ σ	
	Location : Rear	Entrance					
	Water Penetration	n, Extent : Moderate, 1	Area Affec	ted : 5%			
	Location : Rear	Entrance					
Interior							
Floors	50/		LIEE	* *	-	£22 (00	
Cast in Place Concrete Ceramic Tile	5% 10%		LIFE 2038	**	5 5	\$22,600	
Ceramic The		ent : Light, Area Affe			3	\$10,400	
	Location : Throi		cieu . 2070	,			
Vinyl Tile	85%		2029	\$763,500	3	\$44,000	
		ent : Light, Area Affe	cted : 50%	ó			
T	Location : Throi	ighout					
Interior Walls	50/		LIEE	* *	10	¢17 700	
Cast in Place Concrete Ceramic Tile	5% 5%		LIFE 2032	* *	10 5	\$17,700 \$7,100	
Concrete Masonry Unit			LIFE	* *	5 5	\$7,100	
Gypsum Board	75%		LIFE	* *	5-10	\$180,300	
Sypsum Doard	13/0		LII L		5-10	φ100,500	

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

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

Asset #: 3012

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
Exposed Concrete	5%		LIFE	* *	5-10	\$6,500	
Gypsum Board	95%		LIFE	* *	5-10	\$341,000	
Site Enclosure							
Fence/Gates							
Chain Link	85%		2055	* *			
Iron Picket	15%		2049	* *			
		ted Finish, Extent : Light, Ar v : West Side	ea Affecte	d : 10%			
Retaining Walls							
Cast in Place Concrete	100%		2064	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2042	* *			
Parking/Driveway							
Asphalt	100%		2038	* *			
Activity Yard							
Asphalt	20%		2038	* *			
Cast in Place Concrete	40%		2042	* *			
Pavers/Stone	20%		2038	* *			
Rubber Matting	20%		2034	* *			

lectrical	Current Repair	Future Repla	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$300	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Electrical Room					
	Explanation : 1- 1200, 2- 800	Amperes Main Disconne	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$300	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2045	* *	5	\$100	
Molded Case Bkrs	95%	2045	* *	5	\$1,700	
Wiring					•	
Thermoplastic	100%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2042	* *	5	\$500	

Ground

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

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

Asset #: 3012

Electrical	Current Repair	Future Replacement	Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Ground								
Grounding Devices								
Generic	100%	LIFE **	5	\$2,000				
Lighting								
Interior Lighting	50/	2024 **	10	Φ2.200				
Fluorescent	5%	2034	10	\$3,200				
	Compact Fluorescent Light, Exte Location: Throughout The Buil							
EI.			10	ACO 200				
Fluorescent	95%	2037 **	10	\$60,300				
	T-8 Lamps And Fixtures, Extent:							
T. I.I.	Location: Throughout Building	<i>.</i>						
Egress Lighting	500/	2024 **	10	¢0.200				
Emergency, Battery	50%	2034	10	\$8,300				
Exit, Service	50%	2034 **	1					
Exterior Lighting HID	40%	2029 \$106,600	10	\$100				
ШБ	Other Observation, Extent: Ligh		10	\$100				
	Location: Building Back Exteri							
	Explanation : Fixtures Are Mov							
HID	20%	2029 \$53,300	10					
mb	Other Observation, Extent : Ligh		10					
	Location: Within Yard Area.							
		ed Fixtures Are Installed In The Y	ard Area	L.				
No Component	40%			··				
Lightning Protection	1070							
Arresters/Cabling								
Generic	100%	2044 **	5	\$2,000				
Alarm								
Security System								
No Component	70%							
Generic	30%	2034 **	1	\$7,800				
	Other Observation, Extent : Ligh	t, Area Affected : 100%						
	Location: Building Interior.							
	Explanation: CCTV System In	Building Interior.						
Fire/Smoke Detection	1000/	2024	1.0	# 12				
Generic, Digital	100%	2034 **	1-3	\$42,600				

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		

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

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

Asset #: 3012

Mechanical		Current Repair	Futur	e Replacement	M	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Conversion Equipment Hot Water Boiler	100% Recent Re	place Evident, Extent : Light,	2046 Area Aff	* * ected : 100%	1	\$34,200			
	Location Other Obs Location	n : Basement Boiler Room servation, Extent : Light, Arec n : Boiler Room tion : 2 Units							
Distribution Hot Wtr Piping/Pump	100%		2037	* *	4	\$5,100			
Terminal Devices Convector/Radiator	100%		2034	* *	1	\$22,300			
Air Conditioning									
Energy Source Electricity	100%		2037	* *	1				
Conversion Equipment									
Split Unit		Now \$7,100 extent: Severe, Area Affected a a: Roof	2029	\$141,100					
Window/Wall Unit No Component	70% 20%		2024	\$96,400	1				
Ventilation									
Distribution						*** -**			
Ductwork/Diffusers	50%		LIFE	* *	2-5	\$30,500			
No Component Exhaust Fans	50%								
Roof	100%		2029	\$109,800	2	\$2,100			
Plumbing				4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -		4-,			
H/C Water Piping Galvanized Steel	100%		2034	* *	1				
HW Heat Exchanger Steam Fired	100%		2055	* *	4	\$6,800			
		servation, Extent : Light, Area ı : Boiler Room	Affected	! : 100%					
	Explana	tion : Hot Water Coils In Boi	ler						
Sanitary Piping Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping Cast Iron	100%		LIFE	* *	1				
Backflow Preventer Generic	100%		2034	* *	1	\$4,200			
Fixtures			2001		1	ψ 1,200			
Fixtures Generic Vertical Transport	100%								

Vertical Transport

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

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

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DEPT. OF HOMELESS SERVICES - 071 BRIARWOOD FAMILY RESIDENCE

Asset #: 3012

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, Are	a Affected : 100	%			
	Location: Basement To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$19,400	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : BROWNSVILLE WOMENS CENTER

Address : 357 SARATOGA AVENUE @ST. MARKS AVENUE

Borough : BROOKLYN Agency's Number : JK03

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

Date of Survey : 03-Jun-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1453 Lot : 1 BIN : 3039075

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$179,900
Mechanical	\$128,300	
Total	\$128,300	\$179,900
Importance Code B	\$128,300	\$179,900
Total	\$128,300	\$179,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$59,700	\$20,600		
Interior Architecture	\$2,600	\$2,500	\$2,100	
Electrical	\$300	\$1,800	\$400	\$300
Mechanical	\$2,000	\$41,800	\$3,500	\$1,700
Total	\$64,600	\$66,600	\$5,900	\$2,000
Importance Code A	\$60,400	\$21,300	\$700	\$700
Importance Code B	\$2,100	\$45,400	\$5,300	\$1,300
Importance Code C	\$2,100			
Total	\$64,600	\$66,600	\$5,900	\$2,000



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

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

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Architecture	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	Worn/Eroded, Exten	hout oderate, Area Affec y(s), North Facade	ted : 25%	* * cted : 10%	5	\$4,100	
Stucco Cement	75% Recent Replace Evid Location: Through	lent, Extent : Light,	2046 Area Affect	* * ted : 100%	5	\$30,500	
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Fun Location: Through		2042 ate, Area A <u>f</u>	* * fected : 20%	5	\$2,900	
Parapets							
Metal Panel	10%		2056	* *	5	\$1,500	
Stucco Cement	90%		2046	* *	5	\$9,200	
Roof Modified Bitumen	95% Now Water Penetration, I Location: Through	_	2031 Affected : 5	**			
Skylight, Metal/Glass	5% Now Cracking/Crumbling Location: Through		2046 ea Affected	**			
Interior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$2,100	
Ceramic Tile	5%		2035	* *	5	\$1,000	
Quarry Tile	5%		2039	* *	5	\$1,500	
Vinyl Tile	85%		2031	* *	3	\$6,200	
Interior Walls Ceramic Tile	5% Now Cracking/Crumbling Location: Through	, .	2035 ea Affected	**	5	\$700	
Concrete Masonry Unit	5%		LIFE	* *	5	\$600	
Gypsum Board	90%		LIFE	* *	5	\$16,100	
Ceilings						+10,100	
AcousTileSusp.Lay-In	25%		2031	* *	5	\$4,900	

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

Under 600 Volts

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

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

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

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Electrical		Current Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$100	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Electrical Room					
	Explanat	ion : Main Service Switch Ro	ited At 40	00 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2036	* *	5	\$400	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards					_		
Fused Disc Sw	5%		2034	* *	5		
Molded Case Bkrs	95%		2034	* *	5	\$300	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting	000/		2026	#1 = 0.000	1.0	ФО ООО	
Fluorescent	80%		2026	\$179,900	10	\$9,800	
		ervation, Extent : Light, Area	ı Affectea	! : 100%			
		: Throughout The Building					
		ion: Using T-12 Lamps					
Fluorescent	10%		2031	* *	10	\$1,200	
		ervation, Extent : Light, Arec	ı Affected	! : 100%			
		: 1st Floor					
	Explanat	ion : T-8 Lamps					
Incandescent	10%		2026	\$22,500	2		
Egress Lighting							
Emergency, Battery	50%		2026	\$9,200	10	\$1,600	
Exit, Service	50%		2026	\$2,300	1		
Exterior Lighting							
HID	30%		2026	\$15,500	10		
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2031	* *	1	\$1,000	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2031	* *	1-3	\$2,500	

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

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

DEPT. OF HOMELESS SERVICES - 071 BROWNSVILLE WOMENS CENTER

Asset #: 4454

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2036	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2031	* *	1	\$6,600	
		ervation, Extent : Light, Area	a Affected	l : 100%			
		: Boiler Room					
	Explana	tion: 1 Unit, H B Smith 310,0	000 Btu/h	r			
Distribution							
Hot Wtr Piping/Pump	100%		2034	* *	4	\$700	
Terminal Devices							
Convector/Radiator	100%		2031	* *	1	\$4,300	
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment							
Ext Pkg Unit -	80%	0-2 \$128,300	2036	* *	2	\$500	
Heating/Cooling				1000/			
	-	erable, Extent : Severe, Area					
		: Roof, Multiple Malfunction			ement Re	commended	
Window/Wall Unit	20%		2021	\$5,300	1		
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,500	
Exhaust Fans							
Roof	100%		2026	\$21,300	2	\$400	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2031	* *	1		
Water Heater					_		
Gas Fired	100%		2021	\$7,800	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
		Fixtures, Extent : Severe, Are : : Throughout	a Affected	d: 100%			
Fire Suppression							
Sprinkler							
Generic	100%		2036	* *	1-2	\$3,800	
Chemical System						4-,0	
Generic	100%		2021	\$26,700	1-3	\$3,700	
	10070		2021	Ψ20,700	1.5	Ψ5,700	

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 23-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3426 Lot : 5 BIN : 3319581

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$375,700	\$755,500
Interior Architecture		\$55,100
Electrical	\$141,800	\$1,031,300
Mechanical	\$134,700	\$44,100
Total	\$652,200	\$1,886,100
Importance Code A	\$375,700	\$755,500
Importance Code B	\$276,400	\$1,075,400
Importance Code C		\$55,100
Total	\$652,200	\$1,886,100

Total		\$652,200		\$1,886,100
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
E-t-ni-n Anal-it-street	¢0 100	\$20,400		\$400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,100	\$29,400		\$400
Interior Architecture	\$7,300	\$11,000	\$3,500	
Electrical	\$4,400	\$5,200	\$5,600	\$4,900
Mechanical	\$52,600	\$7,300	\$10,900	\$39,600
Site Enclosure	\$500			
Site Pavements	\$4,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$81,600	\$56,900	\$24,000	\$48,800
Importance Code A	\$20,600	\$32,600	\$3,200	\$3,800
Importance Code B	\$55,700	\$24,200	\$17,200	\$45,000
Importance Code C	\$5,300		\$3,500	
Total	\$81,600	\$56,900	\$24,000	\$48,800



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

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

Asset #: 53

Architecture	Current Repair Future Replaceme			e Replacement	ment Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	1000/			LIDE	* *	-	#00.000	
Masonry: Brick	100%			LIFE	* *	5	\$88,800	
Windows	750/	2.4	#200 100	2011	* *	-	Ф 7.2 00	
Aluminum	75%		\$309,100 nt : Moderate, Area	2044		5	\$7,200	
	-		u . Moderdie, Arec out Apartment Win		l. 3070			
		_	Extent : Moderate, 1		octod · 30%			
		_	out Apartment Win		cteu . 30/0			
			t : Moderate, Area		· 40%			
			out Apartment Win		. 1070			
Aluminum	25%			2044	* *	5	\$4,800	
Parapets	2570			2011			Ψ1,000	
Masonry: Brick	50%			LIFE	* *	5	\$2,200	
Metal Panel	5%			2048	* *	5	\$900	
Metal: Cage/Fence	45%		\$8,100	2033	* *	5	\$6,400	
	Corrosion	/Rusting, E	Extent : Moderate, 1	Area Affe	cted : 25%		·	
	Location	ı : Through	out					
	Deteriora	ted Finish,	Extent : Moderate,	Area Af	fected : 50%			
	Location	ı : Through	out					
Roof								
Metal Panel	25%			2041	* *	10	\$29,400	
Modified Bitumen	75%		\$66,700	2028	\$666,700			
			ent : Light, Area Af	fected : 1	10%			
			One Story Roof	CC . 1	150/			
			tent : Light, Area A	iffected :	15%			
		ı : Main Ro	=	100/				
	_	Extent : Lig i : Main Ro	ght, Area Affected :	10%				
	Location	i . Main Ko	10)					
Interior Floors								
Cast in Place Concrete	10%	Now	\$2,200	LIFE	* *	5	\$22,600	
			nents, Extent : Ligh		ffected : 2%	5	422,000	
			g Room In Baseme		33			
Ceramic Tile		Now	\$5,100	2031	* *	5	\$2,600	
Cerume The			nents, Extent : Ligh		ffected : 5%	3	Ψ2,000	
		_	ms Throughout	,,	gycerea . e , o			
Vinyl Tile	85%			2033	* *	3	\$33,000	
Interior Walls	3370			_000			\$55,000	
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2037	* *	5	\$7,100	
Concrete Masonry Unit				LIFE	* *	5	\$8,500	
Glass: Single Pane	5%			LIFE	* *	5	\$5,300	
Gypsum Board	65%			LIFE	* *	5	\$55,100	
Ceilings							•	
Cennigs								
Exposed Concrete	75%			LIFE	* *	5	\$12,200	

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

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

Asset #: 53

Architecture		Current Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates								
Chain Link	60%			2048	* *			
		ervation, Exten	0 .	Affected	: 100%			
	Location	: Building Peri	meter					
	Explanati	ion : Steel Mesi	h Style Fence					
Iron Picket	40%	4+	\$500	2063	* *			
	Broken/Mis	ssing Elements,	Extent : Light	t, Area A	ffected : 5%			
	Location	: Central Play	Yard					
lite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Asphalt	25%	4+	\$200	2031	* *			
	Cracking/C	Crumbling, Exte	ent : Light, Are	ea Affecte	ed : 5%			
	Location	: Garden Walk	Area					
Cast in Place Concrete	75%			2041	* *			
Parking/Driveway								
Asphalt	100%	4+	\$4,600	2031	* *			
	Cracking/C	Crumbling, Exte	ent : Light, Are	ea Affecte	ed : 15%			
	Location: Parking Lot Area							
	Ponding, E	Extent : Light, A	rea Affected :	15%				
	Location	: Parking Lot A	Area					
Activity Yard								
Rubber Matting	100%			2033	* *			

ectrical	Current Repair	Future Replac	ement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Moderate	, Area Affected : 100	0%			
	Location : Electrical Room					
	Explanation : Main Service Disconn	ect Switch Rated At	1200 Am	peres		
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$1,700	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$400	

Ground

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

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

Asset #: 53

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2033	* *			
Egress Lighting								
Emergency, Battery	40%			2028	\$35,700	10	\$6,300	
Exit, Service	60%			2028	\$13,200	1		
Exterior Lighting								
HID	100%			2028	\$250,000	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%		\$141,800	2068	* *	5	\$1,000	
			ent : Moderate, .	Area Affe	ected : 2%			
	Location	· ·						
	Explanat	ion : A Lightr	ning Rod Is Disc	onnected	l From Equipment	And Is L	aying On Floor.	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$60,100	1	\$7,300	
			ent : Light, Area	Affected	! : 100%			
		: Hallways						
	Explanat	ion : CCTV S	urveillance Can	nera Syst	em			
Fire/Smoke Detection								
Generic, Analog	100%			2028	\$685,500	1-3	\$40,000	
			ent : Light, Area	Affected	! : 100%			
			t The Building					
	Explanat	ion : Strobe I	Lights, Alarm Be	lls, Man	ual Pull Station An	d Smoke	Detectors	

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Hot Water Boiler	45%	Now	\$10,800	2033	* *	1	\$13,000	
	Leak Evide	ent, Extent : N	Ioderate, Area A	Affected :	10%			
	Location	: Basement						
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Basement	Ü					
	Explanat	ion: 2 Units						
Hot Water Boiler	55%			2041	* *	1	\$17,600	

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

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

Asset #: 53

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Distribution Hot Wtr Piping/Pump	Leak Evid		\$4,800 : Moderate, Area A er Return Line	2036 Affected :	**	4	\$3,200	
Terminal Devices Air Handler			\$52,300 t : Severe, Area Aff	2033 fected : 7	**	1	\$7,200	
Convector/Radiator	80%			2033	* *	1	\$16,800	
Air Conditioning Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Window/Wall Unit No Component	25% 75%			2023	\$32,300	1		
Ventilation Distribution Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$14,500	
Exhaust Fans Interior	Abandone	Now d in Place, : Basemer	\$4,400 Extent : Moderate,	2028 Area Af	\$44,100 fected : 30%	2	\$300	
Roof	Broken, E. Location Malfunction Location	: Roof oning, Exte : Roof rating, Exte	\$16,500 lerate, Area Affecte nt : Moderate, Area ent : Moderate, Are	a Affecte		2	\$1,300	
Plumbing								
H/C Water Piping Brass/Copper		2-4 Extent: M : Booster	\$7,900 Toderate, Area Affe Pump	2048 cted : 10	**	1		
Galvanized Steel	15%			2041	* *	1		
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2028	\$9,500	4	\$2,100	
Sewage Ejector(s) Electric	100%			2028	\$17,900	4	\$3,900	
Backflow Preventer Generic	100%			2033	* *	1	\$4,000	

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

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

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DEPT. OF HOMELESS SERVICES - 071 BUSHWICK FAMILY RESIDENCE

Asset #: 53

Mechanical	Current Repair	Future Rep	acement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost Cyc (Yi	cle Estimated Cost rs)	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent: Light	, Area Affected : 1009	%		
	Location: Basement To 2nd Flo	or			
	Explanation: One Unit				
Fire Suppression					
Sprinkler					
Generic	100%	2038	* * 1-2	2 \$18,200	

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : CHARLES GAY SHELTER / CLARK THOMAS BUILDING

Address : 121 HELL GATE CIRCLE WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 59,158 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

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

Block : 1819 Lot : 10 BIN : 1088074

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$210,800	\$946,900
Interior Architecture	\$84,900	\$317,900
Electrical	\$51,500	\$529,500
Mechanical	\$45,800	\$120,700
Site Pavements	\$62,300	
Total	\$455,200	\$1,915,000
Importance Code A	\$210,800	\$946,900
Importance Code B	\$182,200	\$968,100
Importance Code C	\$62,300	
Total	\$455,200	\$1,915,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,400	\$13,200		\$9,100
Interior Architecture	\$15,100	\$3,300	\$4,700	\$2,800
Electrical	\$21,500	\$6,400	\$8,400	\$8,400
Mechanical	\$13,400	\$10,700	\$21,000	\$31,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$56,400	\$37,500	\$38,100	\$55,900
Importance Code A	\$8,200	\$19,000	\$5,900	\$15,100
Importance Code B	\$48,200	\$18,500	\$29,700	\$40,700
Importance Code C			\$2,500	
Total	\$56,400	\$37,500	\$38,100	\$55,900



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

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

Asset #: 3014

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$24,400	
Masonry: Brick	80%		\$120,000	LIFE	* *	5	\$39,000	
	_		Extent : Moderate, Line At Third Flo		fected : 5%			
Metal Panel	10%		Line In Third 1 to	2048	* *	5-10	\$33,500	
Windows	1070						<i>\$22,000</i>	
Aluminum	100%			2044	* *	5	\$11,000	
Parapets							* ,***	
Masonry: Brick	10%			LIFE	* *	5	\$200	
Metal Panel		Now	\$2,400	2048	* *	5	\$300	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 20%			
	Location	: Coping						
Metal Rail	80%			2041	* *	5-10	\$21,700	
Roof								
Modified Bitumen		Now	\$90,800	2028	\$908,000			
			ere, Area Affected .	10%				
	Location	: First Flo	oor Roof					
			ent : Severe, Area	Affected	: 10%			
	Location	: First Flo	oor Roof					
	_		oderate, Area Affec	ted : 10%	6			
	Location	: First Flo	oor Roof					
			Extent : Severe, Are	ea Affecte	ed : 10%			
	Location	: First Flo	oor Roof					
	Water Per	etration, E	xtent : Severe, Are	a Affecte	d : 10%			
	Location	: First Flo	oor Roof					
Soffits								
Cast in Place Concrete	75%			LIFE	* *	5		
Glass: Special Gauge	25%			LIFE	* *	1		
terior								
Floors			***			_		
Cast in Place Concrete		0-2	\$12,200	LIFE	**	5	\$125,900	
			xtent : Moderate, A	Area Affe	cted: 2%			
		: First Flo	oor Dorm					
Ceramic Tile	5%			2037	* *	5	\$4,400	
Quarry Tile	5%			2041	* *	5	\$6,600	
Vinyl Tile	25%		\$38,400	2028	\$192,000	3	\$8,300	
			: Moderate, Area	Affected	: 20%			
Interior Walls	Location	: Through	out					
Ceramic Tile	5%			2037	* *	5	\$5,000	
Concrete Masonry Unit				LIFE	* *	5	\$3,000	
Gypsum Board	20%			LIFE	* *	5	\$12,000	
Oypsum board	20%			LIFE		J	\$12,000	

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

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

Asset #: 3014

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Ceilings								
Acous Tile Susp. Lay-In	20%	Now	\$2,900	2033	* *	5	\$8,900	
riceus riiceuspi.Luy iii			ents, Extent : Mod		ea Affected : 2%	J	ψο,σοο	
		: Office Sp		,	<i>JJ</i> · · · · · · · · · · · · · · · · · ·			
			Extent : Moderate	, Area A	ffected : 2%			
	Location	_						
	Water Per	netration, Ex	xtent : Moderate, A	Area Affe	ected : 2%			
	Location	: Office						
Exposed Concrete	80%	4+	\$46,500	LIFE	* *	5	\$11,100	
1	Staining/L	Discoloring,	Extent : Moderate		ffected : 2%		, ,	
	Location	: Corridor						
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway	1000/		0.00	• • • • •				
Asphalt	100%		\$62,300	2031	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Throughout							
	Potholes, Extent : Moderate, Area Affected : 2%							
	Location	: Through	out					
		ubsiding, Ex : Throughe	tent : Moderate, A out	rea Affe	cted : 10%			

ectrical	Current Repair	Futur	e Replacement	М	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	2028	\$8,500	5	\$300				
	Other Observation, Extent : Light, Area	Affected	: 100%						
	Location : Electrical Room								
	Explanation: 2 - 1600 Amperes								
Switchgear / Switchboard									
Air Circuit Breaker	100%	2028	\$99,700	5	\$300				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: 2 - Switchgear Line-ups								
Raceway									
Conduit	100%	2028	\$52,400	1					

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

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

Asset #: 3014

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts									
Panelboards									
Fused Disc Sw	5%			2027	\$3,400	5	\$100		
Molded Case Bkrs	75%	2-4	\$51,500	2053	* *	5	\$600		
		-	tent : Moderate, A out The Building	rea Affec	eted : 100%				
Molded Case Bkrs	15%			2036	* *	5	\$200		
Molded Case Bkrs	5%			2050	* *	5	\$100		
Wiring	370			2000			Ψ100		
Braided Cloth	20%	2-4	\$15,700	2053	* *	1			
	Insulation	Aged, Exte	ent : Moderate, Are out The Building		ed : 100%				
Thermoplastic	80%			2028	\$62,900	1			
Motor Controllers					4,-				
Locally Mounted	80%			2026	\$47,500	5	\$300		
Locally Mounted	20%			2041	* *	5	\$100		
round									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$900		
tand-by Power									
Transfer Switches									
Automatic	100%			2041	* *	1	\$18,200		
Generators									
Diesel	100%			2037	* *	1	\$22,900		
		ervation, E : Outside	Extent : Moderate, A	Area Affe	ected : 100%				
	Explana	tion : Emer	gency Generator R	ated At	80 Kilowatts				
Batteries	<u> </u>								
Lead/Acid	100%			2022	\$1,500	5	\$2,200		
Fuel Storage					-		-		
Main Tank	100%			2043	* *	5	\$1,700		
		ervation, E : Outside	Extent : Moderate, A	Area Affe	ected : 100%				
			vailable Rating Ca	pacity					

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.

Asset #: 3014

Electrical	Current Repair	Future F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	5%	2028	\$49,600	10	\$2,700			
	Other Observation, Extent : L		100%					
	Location: Throughout The	Building						
	Explanation: T-12 Lamps							
Fluorescent	10%	2028	\$99,300	10	\$5,400			
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Hallways							
Fluorescent	5%	2028	\$49,600	10	\$2,700			
	Other Observation, Extent : L	ight, Area Affected : I	100%					
	Location: Basement							
	Explanation : Compact Fluc	rescent Lamps						
LED	80%	2036	* *					
	Recent Installation, Extent : L	ight, Area Affected : I	100%					
	Location: Throughout The	Building						
Egress Lighting								
Emergency, Service	40%	2033	* *	1				
Emergency, Battery	10%	2033	* *	10	\$1,400			
Exit, Service	50%	2033	* *	1				
Exterior Lighting								
HID	30%	2028	\$68,400	10	\$100			
No Component	70%							
Alarm								
Security System								
No Component	70%		at at					
Generic	30%	2036	**	1	\$6,600			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Outside							
F: (G 1 B : :	Explanation : CCTV Surveil	lance System						
Fire/Smoke Detection	700/							
No Component	70%	2022	* *	1.2	¢10.000			
Generic, Digital	30%	2033	* *	1-3	\$10,900			

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Fuel Oil No 2	100%	2038	* *	5	\$18,300	
Conversion Equipment						
Steam Boiler	100%	2045	* *	1	\$58,600	
	Recent Replace Evident, Extent : Light,	Area Affe	ected : 100%			
	Location: Boiler Room					
Distribution						
Steam Piping/Pump	100%	2048	* *			

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

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

Asset #: 3014

Mechanical		Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Terminal Devices									
Convector/Radiator		pair Evident, : Throughou	Extent : Light, A	2041 Area Affe	* * cted : 100%	1	\$19,100		
Air Conditioning	2000000	1 1111 011011							
Energy Source									
Electricity	100%			2044	* *	1			
Conversion Equipment	10070			2011					
Exterior Pkg Unit - Cooling	10%	Now	\$45,800	2038	* *	2	\$300		
8	Broken, E.	xtent : Severe	, Area Affected :	100%					
	Location	: Rooftop							
Split Unit	10%	-		2028	\$120,700				
Window/Wall Unit	10%			2023	\$11,800	1			
No Component	70%			2023	Ψ11,000	1			
Distribution	7070								
Ductwork/Diffusers	10%			LIFE	* *	2	\$7,700		
No Component	90%			LIFE		2	\$7,700		
Ventilation	9070								
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,000		
Exhaust Fans	10070			LIII		2-3	\$55,000		
Interior	20%			2033	* *	2	\$400		
Roof	80%			2033	* *	2	\$1,500		
Plumbing	8070			2033			\$1,500		
H/C Water Piping	1000/			2041	* *	1			
Galvanized Steel	100%			2041		1			
HW Heat Exchanger	1000/			2020	* *	4	Φ 7 000		
Steam Fired	100%			2038	* *	4	\$5,900		
Sanitary Piping	1000/			LIDD	* *				
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	1000/				* *				
Cast Iron	100%			LIFE	* * *	1			
Backflow Preventer					de de		*		
Generic	50%			2033	* *	1	\$1,800		
Generic		Now	\$2,200	2033	* *	1	\$1,600		
	Location	: Basement	ent : Severe, Are						
	Explana	tion : Domesi	tic Backflow Val	ve Leakir	ng				
Fixtures	400								
Generic	100%								
			nt : Severe, Arec	ı Affected	d: 100%				
	Location	: Throughou	<u>it</u>						

Vertical Transport

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

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

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

Asset #: 3014

Mechanical	Current Repair	Future Rep	acement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected : 1009	%			
	Location: Basement To 3rd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2048	* *	1-2	\$16,600	
Fire Pump						
Generic	100%	2037	* *	1	\$11,100	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : CHARLES GAY SHELTER / KEENER BUILDING
Address : 64 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 102,592 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

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

Block : 1819 Lot : 10 BIN : 1085877

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$1,551,600
Interior Architecture	\$1,038,500	\$1,209,600
Electrical	\$171,100	\$2,375,000
Site Pavements	\$64,100	
Total	\$1,273,700	\$5,136,200
Importance Code A		\$1,551,600
Importance Code B	\$1,158,100	\$3,543,500
Importance Code C	\$115,600	\$41,100
Total	\$1,273,700	\$5,136,200

Total	\$67,900	\$60,400	\$44,800	\$105,700
Importance Code C	\$22,400			
Importance Code B	\$34,200	\$40,700	\$44,800	\$88,600
Importance Code A	\$11,300	\$19,600		\$17,200
Total	\$67,900	\$60,400	\$44,800	\$105,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$1,300			
Mechanical	\$15,000	\$11,200	\$26,100	\$43,100
Electrical	\$14,100	\$20,600	\$14,700	\$21,900
Interior Architecture	\$22,400	\$5,000		\$19,900
Exterior Architecture	\$11,100	\$19,600		\$16,800
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1960

Architecture	Curre	Current Repair Future Replacement			M	Maintenance		
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	6%		LIFE	* *	5	\$53,900		
Masonry: Brick	80%		LIFE	* *	5	\$143,600		
Masonry: Limestone	4%		LIFE	* *	5	\$5,400		
Metal: Cage/Fence	5%		2041	* *	5	\$39,300		
Window Wall	5%		2048	* *	5	\$33,700		
Windows								
Aluminum	100%		2044	* *	5	\$36,300		
Roof	100/ 37	#11.100	2020	#111 700				
Modified Bitumen	10% Now	\$11,100	2028	\$111,500				
		Miss, Extent : Moder en, Cafateria Area	raie, Arec	i Affeciea : 5%				
		, Extent : Moderate, 1	Area Affa	cted · 5%				
	Location : Kitche		111 eu 11jje	ciea . 570				
Single Ply Membrane	90%		2028	\$1,170,300	10	\$72,400		
Soffits	9070		2028	\$1,170,300	10	\$72,400		
Fiberglass Panel	15%		2037	* *	5			
Wood	85%		2033	* *	5			
terior								
Floors								
Cast in Place Concrete	10% Now	\$63,400	LIFE	* *	5	\$43,500		
	_	lements, Extent : Mod	lerate, Ar	ea Affected : 10%				
	Location : Stairs							
	_	ng, Extent : Moderate	e, Area Ą	ffected : 20%				
	Location : Stairs							
Ceramic Tile	10% 0-2	\$78,700	2031	* *	5	\$9,900		
	_	lements, Extent : Mod	lerate, Ar	ea Affected : 20%				
	Location : Toilet			cc . 1 200/				
	Location : Toilet	ng, Extent : Moderate	e, Area Ą	ffectea : 20%				
77' 1 TC'1			2020	¢0.40.600	2	¢41,000		
Vinyl Tile	55% 4+	\$189,900 lements, Extent : Mod	2028	\$949,600	3	\$41,000		
	Location : Strair		ieruie, Ar	еи Ајјестеи . 170				
		ent : Moderate, Area	Affected	. 10%				
	Location: Throu		Пуссиси	. 1070				
Vinyl Tile 9" X 9"	25% 0-2	\$55,900	2023	\$559,200	3	\$18,700		
vinyi The 5 X 5		ng, Extent : Moderate			3	\$10,700		
	Location : Throu	_	.,	,, co.ca . 1070				
		Extent : Moderate, A	rea Affe	eted : 10%				
	Location : Throu		33					
		ent : Moderate, Area	Affected	: 10%				
	Location : Throu							

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

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

Asset #: 1960

	Current Repair		Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				**	5	\$4,600	
		Extent : Moderate	, Area Aj	fected : 20%			
		1.5		1 250/			
		l, Extent : Moderai	te, Area A	Affected: 25%			
	: Snowers						
					5	\$11,000	
	3.7	#22 1 00			_	411 100	
					5	\$41,100	
			A rea А IJе	стеа : 2%			
Locunon	. Kuchen I	1164					
50/			2026	\$82 100	5	000 02	
				\$62,100 * *			
	Now	\$40,000		* *			
				cted : 2%	3	Ψ>3,300	
10%			2028				
90%			2063	* *			
	=	. ,					
			, Area Aj	fected: 2%			
Location	: Front Sid	ле <i>жа</i> ік					
1000/			2041	* *			
100%			2041				
1000/	0.2	\$64.100	2021	* *			
				facted · 10%			
	_		ted · 5%				
			ica . 570				
	_		rea Affe	ted : 10%			
_	_						
	5% Cracking/C Location 10% 10% 75% Water Pen Location 10% 90% 100% Cracking/C Location 100% Cracking/C Location 100% Cracking/C Location Potholes, I Location Sinking/Su	5% Now Cracking/Crumbling, Location: Showers 10% 10% 75% Now Water Penetration, E. Location: Kitchen I. 5% 20% 75% Now Water Penetration, E. Location: Kitchen I. 10% 90% 100% 4+ Cracking/Crumbling, Location: Front Sic 100% 100% 100% 100% 100% 100% 100% 1	% of Total (Years) 5% Now \$51,500 Cracking/Crumbling, Extent: Moderate Location: Showers Int Mortar Miss/Erod, Extent: Moderate Location: Showers 10% 10% 75% Now \$22,400 Water Penetration, Extent: Moderate, A Location: Kitchen Area 5% 20% 75% Now \$40,000 Water Penetration, Extent: Moderate, A Location: Kitchen Area 10% 90% 100% 4+ \$1,300 Cracking/Crumbling, Extent: Moderate Location: Front Sidewalk 100% 100% 100% 100% 100% 100% 100% 1	Sof Fail Date Estimated Cost Year FY	Now \$51,500 2031 ** Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Showers	Now \$51,500 2031 ** 5	Sof Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 **	3	\$400	
	Other Observation, Extent : Light, Area	Affected : 100%			
	Location: Electrical Room				
	Explanation: 1-200 Amperes, 4160 V	olts /			

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

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

Asset #: 1960

Electrical	Current Repair	re Replacement		aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Over 600 Volts						
Transformers						
Dry Type	100%	2033	* *	3	\$600	
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: 4160/208/120 Volts, 2	225 Kva				
Feeders						
Cable	100%	2027	\$15,800	1		
Raceway						
Conduit	100%	2028	\$41,800	1		
Under 600 Volts						
Service Equipment				_	*	
Fused Disc Sw	100%	2038	**	5	\$400	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation: 1-800 Amperes					
Switchgear / Switchboard	1000/	2010		_	4.5 - . . .	
Molded Case Bkrs	100%	2048	**	5	\$2,700	
	Recent Installation, Extent: Light, Ar		: 100%			
	Location : Pre-fab Machinery Enclo	sure				
Raceway						
Conduit	80%	2028	\$124,000	1		
Conduit	20%	2038	* *	1		
Panelboards						
Molded Case Bkrs	50%	2027	\$61,000	5	\$1,400	
Molded Case Bkrs	50%	2036	* *	5	\$1,400	
Wiring						
Braided Cloth	70% 2-4 \$171,100		* *	1		
	Insulation Aged, Extent : Moderate, A		d : 100%			
	Location: Throughout The Building	T.				
Thermoplastic	30%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2026	\$210,000	5	\$700	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,500	
Stand-by Power						
Transfer Switches						
Automatic	100%	2033	* *	1	\$31,600	
Generators						
Diesel	100%	2031	* *	1	\$39,700	
	Other Observation, Extent: Light, Are	ea Affected	: 100%			
	Location : Outside					
	Explanation : Emergency Genset Ra	<u>ited At 10</u> 0	Kilowatts			
Batteries						
Lead/Acid	100%	2021	\$1,500	5	\$3,800	

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

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

Asset #: 1960

Current Repair		Future Replacement		Maintenance			
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
1000/	20.42		_	#2 000			
		* *	5	\$3,000			
Explanation . 273 Gation Capacity							
90%	2028	\$1,549,100	10	\$84,700			
			10	φο.,,,οο			
Location: Throughout The Building							
5%	2028	\$86,100	10	\$4,700			
		·	10	Ψ1,700			
Location: Basement	33						
Explanation : Compact Fluorescent L	ımps						
5%	2033	* *	10	\$4,700			
T-8 Lamps And Fixtures, Extent: Light,		fected : 100%		7 /			
Location: Basement							
50%	2033	* *	1				
50%	2033	* *	1				
	2028	\$118,600	10	\$100			
70%							
700/							
	2020	#07.000	1	#11.700			
			1	\$11,500			
•	iora Svet	om					
Explanation . CCI v Sui vettance Can	ieru syst	CIII					
100%	2033	* *	1-3	\$63,200			
	100% Other Observation, Extent: Light, Area Location: Outside Explanation: 275 Gallon Capacity 90% T-12 Lamps And Fixtures, Extent: Light Location: Throughout The Building 5% Other Observation, Extent: Light, Area Location: Basement Explanation: Compact Fluorescent Location: Basement Explanation: Basement 50% T-8 Lamps And Fixtures, Extent: Light, Location: Basement 50% 50% 70% 30% Other Observation, Extent: Light, Area Location: Hallways And Outside Explanation: CCTV Surveillance Cam	Nof Fail Date Estimated Cost Total (Years) Year FY	Total (Years) 100% 2043 ** Other Observation, Extent: Light, Area Affected: 100% Location: Outside Explanation: 275 Gallon Capacity 90% 2028 \$1,549,100 T-12 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Throughout The Building 5% 2028 \$86,100 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: Compact Fluorescent Lamps 5% 2033 ** T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Basement 5% 2033 ** T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100% Location: Basement 50% 2033 ** 30% 2028 \$118,600 70% Other Observation, Extent: Light, Area Affected: 100% Location: Hallways And Outside Explanation: CCTV Surveillance Camera System	100% 2043 ** 5	No of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)		

Mechanical	Current Repair	Futur	e Replacement	t Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Plant Campus Steam /	100%	2054	* *	1		
PRV						
Ì	Recent Replace Evident, Extent : Light,	Area Aff	ected : 100%			
	Location : Off Site Boiler Room					
Conversion Equipment						
Heat Exchanger, Shell &	100%	2031	* *			
Tube						

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

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

Asset #: 1960

Mechanical	Current Repair		Future Replacement		М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2050	* *	4	\$5,100	
	-	place Evident, Extent : Light,	Area Aff	ected : 20%			
	Location	: Basement					
Terminal Devices							
Air Handler	40%		2033	* *	1	\$25,400	
Convector/Radiator	60%		2033	* *	1	\$19,900	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Split Unit	5%		2033	* *			
Window/Wall Unit	10%		2023	\$20,400	1		
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$57,200	
Exhaust Fans							
Interior	90%		2033	* *	2	\$2,800	
Roof	10%		2033	* *	2	\$300	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2033	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2038	* *	4	\$10,100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2020	\$3,300	4	\$3,300	
Backflow Preventer							
No Component	50%						
Generic	50%		2033	* *	1	\$3,100	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
,		ervation, Extent : Light, Arec		! : 100%			
		: Basement To 3rd Floor	55				
		tion: 1 Unit Has Not Worked	In 2 Yea	rs			
Fire Suppression	-T						
Standpipe							
Generic	100%		2048	* *	1-5	\$51,700	
Sprinkler	10070		_0.0			\$51,700	
Sprinkler							

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

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

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

Asset #: 1960

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : CHARLES GAY SHELTER / SCHWARTZ BUILDING

Address : 65 CHARLES GAY LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 55,215 Project Type : HOMELESS SERVICES

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088065

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$594,600	\$503,400
Interior Architecture	\$36,000	\$289,000
Electrical	\$140,300	\$1,186,200
Mechanical		\$158,300
Site Pavements	\$251,700	
Total	\$1,022,500	\$2,136,900
Importance Code A	\$594,600	\$503,400
Importance Code B	\$176,300	\$1,633,400
Importance Code C	\$251,700	
Total	\$1,022,500	\$2,136,900

Total	\$124,100	\$39,100	\$19,400	\$58,500
Importance Code C	\$38,700			
Importance Code B	\$49,200	\$36,300	\$16,700	\$48,200
Importance Code A	\$36,100	\$2,700	\$2,700	\$10,300
Total	\$124,100	\$39,100	\$19,400	\$58,500
Site Pavements	\$12,100			
Mechanical	\$11,200	\$27,700	\$11,400	\$17,000
Electrical	\$7,500	\$11,300	\$8,100	\$27,300
Interior Architecture	\$59,800			\$6,700
Exterior Architecture	\$33,400			\$7,500
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1959

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	010/ N ¢227 100		_	¢27,000	
Masonry: Brick	81% Now \$227,100 Horizontal Cracks, Extent: Light, Area Location: Throughout Rusting Masonry Supt, Extent: Modera Location: At Doors Caulking Deteriorated, Extent: Modera Location: Expansion Joint At Exit To Vegetation Growth, Extent: Moderate,	the Affected: 5% ate, Area Affected: 20% ate, Area Affected: 10% Parking Area	5	\$36,900	
	Location: Throughout				
Metal Panel	2% 2-4 \$300 Deformed/Dented, Extent : Light, Area Location : Backyard Entrance	2048 ** Affected : 5%	5	\$1,700	
Metal Sect. OHD	2%	2033 **	5	\$2,800	
Wood	15% Now \$36,600 Dry Rot/Decay, Extent: Moderate, Area Location: Throughout Loose/Miss Fasteners, Extent: Modera Location: Throughout	2033 ** a Affected : 10%	5	\$17,100	
Windows	Zocanon : Throughour				
Aluminum	100% Deteriorated Finish, Extent: Moderate, Location: Throughout	2044 * * , Area Affected : 15%	5	\$11,000	
Roof					
Asphalt Shingle	25% 4+ \$27,300 Cracking/Crumbling, Extent : Moderate Location : Throughout	2037 ** e, Area Affected : 15%			
	Gut/DS Non Func/Miss, Extent : Moder Location : Throughout	rate, Area Affected : 25%			
Modified Bitumen	65% 0-2 \$233,300 Gut/DS Non Func/Miss, Extent: Moder Location: Throughout Patching Evident, Extent: Moderate, A Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	rea Affected : 10%			
Skylight, Plastic	10% Now \$97,600 Miss/Damaged Flashings, Extent: Mod Location: Throughout Patching Evident, Extent: Moderate, A Location: Throughout Water Penetration, Extent: Moderate, L Location: Throughout	rea Affected : 10%	1		

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

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

Asset #: 1959

Architecture		Current Re	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Metal Panel	75%		4.5 000	2048	* *	5-10	\$22,200	
Wood	25%	0-2	\$5,800	2033	**	5	\$2,700	
	-	ecay, Extent : ı : Kitchen En	Moderate, Ared trance	і Ајјестес	1:10%			
nterior								
Floors								
Cast in Place Concrete	60%			LIFE	* *	5	\$108,900	
	-	pair Evident, : Throughou	Extent : Light, A	rea Affec	eted : 20%			
Ceramic Tile	15%	Now	\$24,600	2031	* *	5	\$6,200	
		_		erate, Ar	ea Affected : 25%			
			om Throughout					
			xtent : Moderate	, Area Aj	fected : 5%			
		: Toilets						
			ent : Light, Area	Affected	: 5%			
		: Shower Ro						
Vinyl Tile		Now	\$36,000	2028	\$180,100	3	\$7,800	
		_	ts, Extent : Ligh	t, Area Ą	ffected : 25%			
		: Throughou	=	A CC . 1	2007			
		aea, Extent : 1 : Throughou	Moderate, Area .	Affectea .	20%			
Interior Walls	Locuiton	. Throughou	•					
Ceramic Tile	5%	Now	\$23,300	2031	* *	5	\$2,100	
Columno The			Extent : Moderat		ffected : 30%	5	Ψ2,100	
		-	lls Throughout					
			nt : Moderate, A	Area Affe	cted : 30%			
	Location	: Shower Sta	lls Throughout					
Concrete Masonry Unit	60%			LIFE	* *	5	\$19,900	
Glass: Single Pane	1%			LIFE	* *	5	\$600	
Gypsum Board	19%	Now	\$3,300	LIFE	* *	5	\$9,400	
	Broken/M	issing Elemen	ts, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Throughou	<u> </u>					
Masonry: Brick	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%			2033	* *	5	\$8,300	
Exposed Struc: Wood	85%			LIFE	* *			
Gypsum Board	5%		\$8,600	LIFE	* *	5	\$5,200	
	_	_	xtent : Moderate	, Area Aj	fected : 10%			
	Location	: Throughou	<u> </u>					
Site Enclosure								
Fence/Gates Chain Link	50 /			2040	* *			
(hain l ink	5%			2048	ተ ች			
Iron Picket	95%			2063	* *			

Site Pavements

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

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

Asset #: 1959

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway							
Asphalt	85% Now	\$251,700	2031	* *			
	Cracking/Crumblin	ig, Extent : Moderate	, Area Ą	ffected : 15%			
	Location: Throug	gout					
	Potholes, Extent: N	Moderate, Area Affec	ted : 5%				
	Location: Throug	ghout					
	Sinking/Subsiding,	Extent : Moderate, A	rea Affe	cted : 5%			
	Location: Throug	ghout					
Cast in Place Concrete	15% Now	\$12,100	2041	* *			
	Cracking/Crumblin	g, Extent : Moderate	, Area A	ffected : 10%			
	Location : Throug	ghout		•			
	Sinking/Subsiding,	Extent : Moderate, A	rea Affe	cted : 5%			
	Location : Throug		33				

lectrical	Current Repair	Future Re	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
ver 600 Volts						
Transformers						
Liquid Filled	100% 0-2 \$140,300		* *	3	\$500	
	Liquid Leakage, Extent : Moderate, A	rea Affected : 10	00%			
	Location: Outside					
	Other Observation, Extent : Moderate	, Area Affected	: 100%			
	Location : Outside Building					
	Explanation : 500 Kva 4160/2400/2	08/120 Volts				
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$200	
	Other Observation, Extent : Moderate	, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: Nameplate Rating No.	t Available, 1500) Amperes Fi	ises		
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$200	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	25%	2027	\$17,200	5	\$300	
Molded Case Bkrs	50%	2027	\$34,300	5	\$700	
Molded Case Bkrs	25%	2044	* *	5	\$400	
Wiring						
Thermoplastic	100%	2028	\$78,600	1		
Motor Controllers						
Locally Mounted	100%	2026	\$59,400	5	\$400	

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

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

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

Asset #: 1959

Electrical	Current Repair	Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices	1000/			_	4000			
Generic	100%	LIFE	* *	5	\$800			
Stand-by Power								
Transfer Switches Automatic	100%	2033	* *	1	\$17,000			
Generators	10070	2033		1	\$17,000			
Diesel	100%	2031	* *	1	\$21,400			
Bloser	Other Observation, Extent : Light, Area Location : Outside		!: 100%	1	Ψ21,100			
	Explanation: Emergency Generator I	Rated At	100 Kilowatts					
Batteries	1000/		.	_				
Lead/Acid	100%	2021	\$1,500	5	\$2,000			
Fuel Storage	1000/	20.42	. • •	_	#1 (00			
Main Tank	100% 2043 ** 5 \$1,600 Other Observation, Extent: Light, Area Affected: 100% Location: Outside							
	Explanation: 275 Gallon Capacity							
Lighting	Explanation: 273 Gatton Capacity							
Interior Lighting								
Fluorescent	85%	2028	\$787,400	10	\$43,000			
	T-12 Lamps And Fixtures, Extent : Light Location : Throughout The Building	ıt, Area A	ffected : 100%					
Fluorescent	7%	2028	\$64,800	10	\$3,500			
	T-8 Lamps And Fixtures, Extent : Light Location : Boiler Rooms	, Area Af	fected : 100%					
HID	4%	2028	\$5,500	10	\$100			
Incandescent	2%	2023	\$18,500	2				
LED	2%	2036	* *					
	Recent Installation, Extent : Light, Area Location : Kitchen And Cafeteria	a Affected	l : 100%					
Egress Lighting		_				_		
Emergency, Service	50%	2033	* *	1				
Exit, Service	50%	2033	* *	1				
Exterior Lighting	2007	2020	0.00	10	4400			
HID	30%	2028	\$63,800	10	\$100			
No Component	70%							
Alarm Security System								
No Component	70%							
Generic	30%	2028	\$51,100	1	\$6,200			
Centerie	Other Observation, Extent : Light, Area			1	Ψ0,200			
	Location : Hallways And Outside	55						
	Explanation : CCTV Surveillance Car	nera Sysi	em -					

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

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

Asset #: 1959

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm	•			
Fire/Smoke Detection				
Generic, Analog	100%	2036 **	1-3 \$34,000	
_	Other Observation, Extent: Light, Are	a Affected : 100%		
	Location : Throughout The Building			
	Explanation: Strobe Lights, Smoke I	Detectors And Horns And Al	arm Bells	

Mechanical	Anical Current Repair Future Replacement		e Replacement	nt Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100%		2048	* *	5	\$17,100	
Conversion Equipment Hot Water Boiler	100% Recent Repair Evide	nt, Extent : Light, A	2041 rea Affe	* * cted : 20%	1	\$27,300	
	Location : Boiler F	Room					
	Other Observation, I	Extent : Light, Area	Affected	! : 100%			
	Location: 1st Floo	or					
		perate Boiler Room ter Boiler For Dom			eating. C	Center Boiler	
Distribution							
Hot Wtr Piping/Pump	75%		2036	* *	4	\$3,100	
	Recent Replace Evid	lent, Extent : Light,	Area Aff	ected : 100%			
	Location : Boiler F	Room					
Hot Wtr Piping/Pump	25%		2036	* *	4	\$1,000	
Terminal Devices							
Air Handler	10%		2028	\$74,200	1	\$3,400	
Convector/Radiator	90%		2033	* *	1	\$16,100	
Air Conditioning							
Energy Source							
Electricity	100%		2044	**	1		
Conversion Equipment							
Split Unit	10%		2033	* *			
Window/Wall Unit	20%		2021	\$22,000	1		
No Component	70%						
Ventilation							
Distribution				de de			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$30,800	
Exhaust Fans	1000/		• • • •	de de		44 - 00	
Roof	100%		2036	* *	2	\$1,700	
Plumbing							
H/C Water Piping	1000/		2022	* *	1		
Galvanized Steel	100%		2033	ጥ ጥ	1		
HW Heat Exchanger Steam Fired	100%		2028	\$84,100	4	\$8,200	

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

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

Asset #: 1959

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing					•		
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Fixtures							
Generic	100%						
	Obsolete Fixtures, Extent : Severe, Are	a Affected : 1	100%				
	Location: Throughout						
Fire Suppression							
Sprinkler							
Generic	100%	2048	* *	1-2	\$15,500		
Chemical System				•			
Dry	10%	2023	\$2,700	1-3	\$400		
	Other Observation, Extent: Light, Area	a Affected : 10	00%				
	Location: Kitchen						
	Explanation: Kitchen Hood						
No Component	90%						

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : COMMONWEALTH AVENUE SRO
Address : 1150 COMMONWEALTH AVENUE

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

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

Date of Survey : 28-May-2015 Landmark Status : NONE

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

Block : 3752 Lot : 13 BIN : 2088552

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$724,200	\$122,800
Interior Architecture	\$146,600	\$797,300
Electrical		\$405,200
Mechanical	\$44,100	\$163,300
Total	\$914,900	\$1,488,700
Importance Code A	\$724,200	\$172,700
Importance Code B	\$190,600	\$1,278,700
Importance Code C		\$37,300
Total	\$914.900	\$1,488,700

Total \$914,900 \$1,488,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$14,400	\$9,000	
Interior Architecture	\$13,100			\$11,700
Electrical	\$10,600	\$10,500	\$8,400	\$7,700
Mechanical	\$22,600	\$8,800	\$17,400	\$9,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$54,300	\$41,600	\$42,700	\$36,600
Importance Code A	\$7,500	\$18,200	\$12,600	\$3,600
Importance Code B	\$46,700	\$23,300	\$30,100	\$33,000
Importance Code C				
Total	\$54,300	\$41,600	\$42,700	\$36,600



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

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

Asset #: 4450

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	95%		LIFE	* *	5	\$122,800	
Metal Panel	2%		2046	* *	5-10	\$17,800	
Window Wall	3%		2046	* *	5	\$14,500	
Windows	0.50/				_	44=000	
Aluminum	95%		2042	* *	5	\$17,900	
Glass Block	5%		LIFE	* *	5	\$600	
Parapets	4.50/			ماد ماد	_	#12.2 00	
Concrete Masonry Unit	45%		LIFE	* *	5	\$12,200	
Masonry: Brick	50%		LIFE	* *	5	\$12,000	
Metal Panel Roof	5%		2046	* *	5	\$4,600	
Modified Bitumen	Blisters, E Location Water Per Location Worn/Ero	Now \$724,200 Extent: Moderate, Area Affect Extration, Extent: Moderate, Extent: Woderate, Extent: Woderate, Area Extended, Extent: Moderate, Area Extractions Throughout	Area Affe Floor	cted : 10%			
terior							
Floors Cast in Place Concrete	10%		LIFE	* *	5	\$24,200	
Cast in Flace Concrete Ceramic Tile	5%		2035	* *	5	\$5,500	
Vinyl Tile	75%		2033	\$718,600	3	\$41,400	
Vinyl Tile Vinyl Tile	10%	4+ \$95,800	2036	**	3	\$4,100	
,	Cracking/ Location Worn/Ero	Crumbling, Extent : Moderato : Multipurpose Room ded, Extent : Moderate, Area : Multipurpose Room	e, Area A	-		¥ 1,100	
Interior Walls							
Concrete Masonry Unit	25%		LIFE	* *	5	\$9,600	
Glass: Single Pane	10%		LIFE	* *	5	\$7,200	
Gypsum Board	65%		LIFE	* *	5	\$37,300	
Ceilings							
Exposed Concrete	Water Per	Now \$50,800 netration, Extent: Moderate, :: Various Rooms On Fourth		* * cted : 10%	5	\$12,100	
Gypsum Board	30%		LIFE	* *	5	\$41,400	

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

Under 600 Volts

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

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

Asset #: 4450

Electrical	Current Repair Future Replacement Maintenance					aintenance		
System Component Type		nil Date Estimated Cos Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2036	* *	5	\$300		
		ation, Extent : Moderate	e, Area Affe	cted : 100%				
		Electrical Room		. 1				
Ci4-1	Explanation	: Four 600a Main Disc	onnect Swi	tcn				
Switchgear / Switchboard Fused Disc Sw	100%		2036	* *	5	\$300		
	10070		2030			\$300		
Raceway Conduit	100%		2036	* *	1			
Panelboards	10070		2030		1			
Fused Disc Sw	10%		2034	* *	5	\$200		
Molded Case Bkrs	90%		2034	* *	5	\$1,700		
Wiring	7070		2037			Ψ1,700		
Thermoplastic	100%		2036	* *	1			
Motor Controllers	10070							
Locally Mounted	100%		2031	* *	5	\$500		
Ground						****		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,100		
Stand-by Power								
Transfer Switches								
Automatic	100%		2031	* *	1	\$22,700		
Generators								
Diesel	100%		2029	\$90,000	1	\$28,600		
		ation, Extent : Moderate	e, Area Affe	cted : 100%				
		Generator Room						
	Explanation	: One125kw						
Batteries				*	_			
Lead/Acid	100%		2020	\$1,500	5	\$2,700		
Fuel Storage	1000/		• • • • • • • • • • • • • • • • • • • •		_	00.000		
Main Tank	100%		2041	**	5	\$2,200		
		ation, Extent : Moderate	e, Area Affe	ctea : 100%				
		Generator Room						
T 1.1 (1)	Ехріапапоп	: One 175 Gallons						
Lighting Interior Lighting								
Fluorescent	20%		2026	\$247,500	10	\$13,500		
Tuorescent		ation, Extent : Moderate			10	\$15,500		
	Location : B		, 11.00.11/j.0	. 100,0				
		: T12 Lamps And Comp	act Fluore	scent				
Fluorescent	80%		2036	* *	10	\$54,100		
1 Idolescelli		nd Fixtures, Extent : Mod		a Affected : 100%	10	ψυτ,100		
	_	Throughout The Building		JJ				
		<u> </u>						
Egress Lighting								
Egress Lighting Emergency, Service	60%		2026	\$22,200	1			

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

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

Asset #: 4450

Electrical		Current Repair Future Rep		e Replacement	nt Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	50%			2036	* *			
No Component	50%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$2,200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2031	* *	1	\$5,500	
Fire/Smoke Detection	•	•						
No Component	50%							
Generic, Digital	50%			2031	* *	1-3	\$22,700	

Mechanical		Current F	Repair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Furnace	30%	Now	\$5,000	2026	\$49,800	1	\$9,800	
	Not in Ser	vice, Extent	t : Severe, Area Aff	ected : 3	0%			
	Location	: Four Roo	of Mounted Units					
Hot Water Boiler	70%			2039	* *	1	\$25,500	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 70%		. ,	
	Location	: Boiler Ro	oom					
	Explanat	ion : 2 Uni	ts					
Distribution								
Hot Wtr Piping/Pump	70%			2034	* *	4	\$2,500	
No Component	30%							
Terminal Devices								
Fan Coil Unit/Heat	70%			2031	* *	1	\$16,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		

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

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

Asset #: 4450

Mechanical	Current Repair			Futur	e Replacement	M	aintenance	
System Component	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Type								
Air Conditioning Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$3,000	2026	\$59,900	1	\$3,100	
		vice, Exten : 2nd Floo	t : Severe, Area Afj or Roof	fected : 1	10%			
		ervation, E 1: 2nd Floo	Extent : Moderate, A or Roof	Area Affe	ected : 100%			
	Explana	tion : No A	cess To Check Refi	igerant '	Туре.			
Window/Wall Unit	30%			2021	\$44,100	1		
No Component	60%							
Terminal Devices	100/			2026	452 5 00		Φ2.400	
Fan Coil - 2 Pipe	10%			2026	\$53,700	1	\$2,400	
No Component	90%							
Heat Rejection Air Cooled Condenser	10%			2026	\$5,700	2	\$5,100	
Unit	1070			2020	\$3,700	2	\$3,100	
No Component	90%							
Ventilation	, , , ,							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,100	
Exhaust Fans								
Interior	20%			2031	* *	2	\$500	
Roof	80%			2031	* *	2	\$1,800	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2039	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$10,900	
		servation, E 1 : Boilers	Extent : Light, Area	Affectea	t : 100%			
			Vatan Caila In Bail					
Sonitory Dining	Explana	non : noi v	Vater Coils In Boil	ers				
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LILL		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	* *	4	\$1,600	
Sewage Ejector(s)								
Electric	Not in Ser	Now vice, Exten : Basemen	\$2,000 t : Severe, Area Afg tt	2026 fected : 1	\$20,300	4	\$2,900	
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,500	
Fixtures Generic	100%							
Vertical Transport	/-							

Vertical Transport

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

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

Asset #: 4450

Mechanical	Current Repair	Future R	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Light, Area	Affected: 1	100%			
	Location: B, 1, 2, 3, 4					
	Explanation: 2 Units.					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$20,700	
Chemical System		•		•	_	
Generic	100%	2024	\$26,700	1-3	\$3,700	

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : DEAN STREET FAMILY RESIDENCE

Address : 251-11 WELLER AVENUE

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 28,650 Project Type : HOMELESS SERVICES

Date of Survey : 04-May-2016 Landmark Status : NONE

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

Total

Block : 1440 Lot : 73 BIN : 3038719

CAPITAL	FY 2020 - 2023	FY 2024 - 2029		
Exterior Architecture	\$261,000			
Interior Architecture	\$107,600	\$41,300		
Electrical		\$579,600		
Total	\$368,600	\$620,900		
Importance Code A	\$261,000			
Importance Code B	\$107,600	\$620,900		
Total	\$368,600	\$620,900		

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$76,100		\$15,800	
Interior Architecture	\$70,100	\$3,200		\$3,900
Electrical	\$700	\$500	\$4,800	\$400
Mechanical	\$19,400	\$6,100	\$8,600	\$3,900
Total	\$166,400	\$9,800	\$29,200	\$8,200
Importance Code A	\$79,000	\$2,800	\$18,700	\$2,800
Importance Code B	\$83,800	\$5,800	\$10,400	\$5,400
Importance Code C	\$3,700	\$1,100		

\$9,800

\$29,200

\$8,200



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.

\$166,400

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

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

Asset #: 1972

Architecture		Current R	epair	Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Masonry: Brick	Location : Water Penet	rumbling, Througho tration, Ex	tent : Light, Area			5	\$31,500	
	Location:	Througho						
Masonry: Limestone	5% Jnt Mortar M Location :	Miss/Erod,	\$12,500 Extent : Light, Air out	LIFE rea Affec	* * ted : 10%	5	\$1,700	
Stucco Cement	25% Cracking/Cr Location :	0.	\$33,300 Extent : Moderate ut	2032 , Area Aj	* * fected : 20%	5	\$14,100	
Windows								
Aluminum	95% Ctrwt/Balnc Location :	Not Func	\$46,200 t, Extent : Light, A out	2043 area Affe	* * cted : 10%	5	\$5,400	
Steel	5% Corrosion/R Location:	Susting, Ex	\$30,300 Etent : Moderate, A	2052 Area Affe	* * cted : 25%	5	\$3,600	
	Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Stairs Thermally Inefficient, Extent: Moderate, Area Affected: 50%							
	Location:		Еліені . Мойетин	, лгеи л	ijecieu . 5070			
	Repairs in P Location :		Extent : Light, Area out	a Affecte	d : 100%			
Parapets								
Masonry: Brick	90% Cracking/Cr Location :	rumbling,	\$117,800 Extent : Moderate out	LIFE , <i>Area A</i> j	* * fected : 20%	5	\$6,700	
		East Side,	ctent : Moderate, A Interior Face	Area Affe	cted : 50%			
Metal Panel	10%	Since	- Ch Brick	2047	* *	5	\$2,900	
Roof	10.0			20.7			<i>*-,,,</i> 00	
Modified Bitumen	95%			2032	* *	10	\$14,400	
Skylight, Metal/Glass	5%			2047	* *	10	\$2,500	

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.

Asset #: 1972

rchitecture	Current Repair		Future Replacement		Maintenance					
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior										
Floors	100/	NT.	Φ1.C. 400	2020	* *	-	¢2 100			
Ceramic Tile		Now	\$16,400	2030		5	\$2,100			
	_	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Hallways And First Floor								
		•	s Ana First Floor							
Ceramic Tile	10%			2036	* *	5	\$4,100			
Terrazzo	5%		\$4,900	LIFE	**	5	\$1,600			
	_	Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout								
Vinyl Tile		Now	\$107,600	2032	* *	3	\$11,600			
	_	_	Extent: Moderate	, Area Ą	ffected : 40%					
	Location	: Through	out							
Interior Walls										
Ceramic Tile	5%			2036	* *	5	\$2,200			
Concrete Masonry Unit	5%			LIFE	* *	5	\$900			
Gypsum Board	75%			LIFE	* *	5	\$20,200			
Marble Panels	2%		\$3,700	LIFE	* *					
	Cracking/Crumbling, Extent: Light, Area Affected: 10%									
		: Through								
			d, Extent : Light, A	rea Affec	eted : 10%					
	Location	: Through	out							
Plaster	13%			LIFE	* *	5	\$1,800			
Ceilings										
Gypsum Board		Now	\$34,100	LIFE	* *	5	\$41,300			
	Cracking/Crumbling, Extent: Light, Area Affected: 10%									
	Location	: Through	out							
Plaster	20%	Now	\$11,100	LIFE	* *	5	\$5,200			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%									
	Location	: Through	out							

lectrical	Current Repair	Future Repl	acement	М		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 250 Ampere Main	Disconnect Swit	tch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2037	* *	5	\$800	
Raceway						
Conduit	100%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2035	* *	5		
Molded Case Bkrs	95%	2035	* *	5	\$700	

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

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

Asset #: 1972

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2032	* *	5	\$200	
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
	Other Observation, Extent : Mode	erate, Area Affe	cted : 100%			
	Location: Basement					
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	10%	2027	\$48,100	10	\$2,600	
	Other Observation, Extent : Light Location : Basement	, Area Affected	: 100%			
	Explanation: T-12 Lamps					
Fluorescent	15%	2032	* *	10	\$3,900	
	Other Observation, Extent : Light		: 100%		4 - 9	
	Location : Hallways And Office	s				
	Explanation: T-8 Lamps					
Incandescent	75%	2027	\$360,500	2	\$500	
Egress Lighting						
Emergency, Battery	50%	2027	\$19,700	10	\$3,500	
Exit, Service	50%	2027	\$4,900	1		
Exterior Lighting						
HID	100%	2027	\$110,400	10	\$100	
Alarm						
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2027	\$60,600	1-3	\$3,500	

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$8,900	
	Other Observation, Extent : Light, Area	Affected: 10	00%			
	Location: Basement					
	Explanation: One Tank Of 3,500 Gala	lons				
Conversion Equipment						
Steam Boiler	100%	2047	* *	1	\$28,400	
	Other Observation, Extent : Light, Area	Affected: 10	00%			
	Location : Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 1972

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$2,100	
Terminal Devices								
Convector/Radiator	Broken, E	Now ctent : Moc : Through	\$7,300 lerate, Area Affecte out	2032 ed : 10%	* *	1	\$8,300	
Air Conditioning								
Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%			2025	\$5,700	1		
Ventilation								
Exhaust Fans Roof			\$9,100 lerate, Area Affecte	2032 ed : 15%	**	2	\$700	
Plumbing	Locuiton	. Kooj						
H/C Water Piping	10%			2037	* *	1		
Brass/Copper Galvanized Steel	90%			2037	* *	1 1		
HW Heat Exchanger	9070			2032		1		
Steam Fired		ervation, E : Boiler R	Extent : Light, Area oom	2053 Affected	* *!: 100%	4	\$4,200	
	Explana	ion : Coils	Located In Boiler					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer Generic	100%			2035	* *	1	\$1,800	
Fixtures Generic	100%							

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : E.119 STREET VETERANS RESIDENCE

Address : 22 EAST 119TH STREET BTWN MADISON AVE. - 5TH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 66,490 Project Type : HOMELESS SERVICES

Date of Survey : 29-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,5,6,PH

Block : 1745 Lot : 5 BIN : 1076434

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$90,900	\$119,000
Interior Architecture	\$153,100	\$79,200
Electrical	\$36,600	\$345,200
Mechanical	\$134,900	\$197,900
Total	\$415,400	\$741,300
Importance Code A	\$90,900	\$119,000
Importance Code B	\$324,600	\$586,400
Importance Code C		\$35,900
Total	\$415,400	\$741,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$52,500	\$1,000		
Interior Architecture	\$77,000			\$11,000
Electrical	\$13,400	\$10,900	\$7,400	\$7,100
Mechanical	\$16,100	\$9,400	\$16,300	\$19,300
Site Pavements	\$8,300			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$179,100	\$33,100	\$35,500	\$49,300
Importance Code A	\$55,800	\$4,300	\$3,300	\$3,400
Importance Code B	\$83,500	\$28,800	\$32,200	\$45,900
Importance Code C	\$39,800			
Total	\$179,100	\$33,100	\$35,500	\$49,300



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

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

Asset #: 2594

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	75% 4+ Diagonal Cracks, Ext		LIFE rea Affect	* * ed : 2%	5	\$73,200	
	Location: Penthous Efflorescence, Extent Location: Through Jnt Mortar Miss/Eroa	: Light, Area Affec out					
	Location : Through	out					
Window Wall	25% Glazing Clouded, Ext Location: Through		2048 rea Affect	* * ed : 50%	5	\$91,600	
Windows							
Aluminum	95% 0-2 Broken/Missing Elem Location: First Flo. Glazing Clouded, Ext	or, Under Constru	ection		5	\$8,400	
	Location : Through		33				
Metal Louvers	5%		2037	* *	10	\$5,500	
Parapets					_		
Concrete Masonry Unit	44% 49% 0-2	\$25,600	LIFE	* *	5 5	\$2,200	
Masonry: Brick	49% 0-2 Water Penetration, Ex- Location: West End				3	\$2,200	
Metal Panel	5% 2-4 Caulking Deteriorated Location: Through		2038 ute, Area	* * Affected : 5%	5	\$400	
Metal Rail	2%		2041	* *	5-10	\$1,600	
Roof Modified Bitumen	100% Now Patching Evident, Ext Location: Upper Ro		2033 rea Affect	* * ted : 2%			
	Vegetation Growth, E Location: Lower Ro	Extent : Moderate,	Area Affe	ected : 2%			
	Water Penetration, Ex Location : Lower Re		Area Affe	cted : 2%			
Soffits	1000/		•				
Stucco Cement erior	100%		2041	* *	5		

Interior

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

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

Asset #: 2594

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors Cast in Place Concrete	10%			LIFE	*:	k 5	\$21,700	
Sheet Vinyl/Rubber	10%	Now	\$30,000	2038	*:	* 5 * 5	\$21,700 \$700	
Sheet vinyt/Russel			tent : Severe, Area		l : 50%	3	Ψ700	
		: Elevator		55				
			Extent : Severe, Ar	ea Affec	ted : 50%			
		: Elevator						
			tent : Moderate, A	rea Affeo	cted : 25%			
17' 17''		: Elevator		2022	*:	k 2	Ф22 100	
Vinyl Tile	89%	2-4	\$153,100 Extent: Light, Are	2033		* 3	\$33,100	
	_	_	Locations Through		ей . 1570			
			Moderate, Area A		15%			
	Location	: Various	Locations Through	out				
Interior Walls								
Concrete Masonry Unit		Now	\$14,500	LIFE	*:	* 5	\$5,100	
			Extent : Moderate t Storage And Elec					
			t Storage Ana Lieb xtent : Moderate, 1					
			t Storage And Elec					
Glass Block	3%			LIFE	* :	k		
Glass: Single Pane	12%			LIFE	* :	* 5	\$7,700	
Gypsum Board	70%		\$25,300	LIFE	*	* 5	\$35,900	
			Extent: Moderate					
			I And 605, Ist Flo xtent : Moderate, I		_			
			I And 605, 1st Flo			Rooms		
Ceilings					<u> </u>			
Exposed Concrete	65%			LIFE	* :	* 5	\$10,100	
Gypsum Board	35%		\$7,200	LIFE	* :	* 5	\$43,400	
			Extent : Moderate,	Area Af	fected : 5%			
			r Rec Rooms	Amaa Aff	noted . 150/			
			xtent : Moderate, 1 r Rec Rooms	м ей Ајје	eciea . 1576			
Site Enclosure	200000	. 3 1 1001						
Fence/Gates								
Chain Link	85%			2048	* :			
Iron Picket	15%	<i>m</i> =	***	2048	*:	k		
			xtent : Light, Area		: 25%			
Retaining Walls	Location	. Keur Pai	king Lot/ Activity	ıara				
Cast in Place Concrete	100%			2063	* :	k		
a: ====================================	-00,0							

Site Pavements

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

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

Asset #: 2594

Architecture	Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 4+	\$1,900	2041	* *			
	Cracking/Crumbling, Ex	tent : Light, Are	a Affecte	ed : 5%			
	Location: Rear						
On-Site Walkways							
Cast in Place Concrete	50%		2041	* *			
Pavers/Stone	50%		2037	* *			
Parking/Driveway							
Asphalt	100%		2037	* *			
Activity Yard							
Cast in Place Concrete	75% Now	\$6,400	2041	* *			
	Misaligned/Bulging, Ext	ent : Moderate,	Area Aff	fected : 10%			
	Location: Rear Yard						
	Sinking/Subsiding, Exter	it : Moderate, A	rea Affe	cted : 10%			
	Location : Rear Yard	ŕ	33				
	Tripping Hazard, Extent	: Moderate, Ar	ea Affect	red : 10%			
	Location: Rear Yard	,	33				
Pavers/Stone	25%		2037	* *			

ectrical	Current Repair	Future Replac	ement	М	aintenance	
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	75%	2048	* *	5	\$200	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: One 800 Amper	res Main Disconnect Switch	'n			
Fused Disc Sw	25%	2048	* *	5	\$100	
	Other Observation, Extent: Lig	ght, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: 3 - 800 Ampere	s Disconnect Switches, 2-4	00 Ampe	eres Disc	onnect Switches	
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$300	
	Other Observation, Extent : Mo	oderate, Area Affected : 109	%			
	Location : Electrical Room					
	Explanation : Drip Shield Abo	ove Switchboard Drains W	ater Onto	Floor O	f Electrical Room	
Raceway						
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	15%	2044	* *	5	\$200	
Molded Case Bkrs	85%	2044	* *	5	\$1,500	
Wiring					•	
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$400	

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

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

Asset #: 2594

Electrical	Current Repa	Current Repair Future Repla		M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$20,500	
Generators						
Diesel	100%	2037	* *	1	\$25,800	
Batteries						
Lead/Acid	100%	2021	\$1,500	5	\$2,500	
Fuel Storage						
Main Tank	100%	2056	* *	5	\$2,000	
Lighting						
Interior Lighting	4007		ata - t			
Fluorescent	40%	2033	**	10	\$24,400	
	T-8 Lamps And Fixtures,	Extent : Light, Area Affe	ected : 100%			
	Location : Hallways					
Fluorescent	20%	2033	* *	10	\$12,200	
	T-12 Lamps And Fixtures		fected : 100%			
	Location: Throughout	The Building				
LED	40%	2036	* *			
	Recent Installation, Exter	t : Light, Area Affected	: 100%			
	Location: Hallways					
Egress Lighting						
Emergency, Service	60%	2033	* *	1		
Exit, Service	40%	2033	* *	1		
Exterior Lighting						
HID	25%	2028	\$64,100	10	\$100	
LED	5%	2036	* *			
No Component	70%					
Lightning Protection						
Arresters/Cabling						
Generic	90% 4+	\$6,500 2068	* *	5	\$900	
	Other Observation, Exten		eted : 90%			
	Location: Roof Perime					
	Explanation : Air-termi	nations Missing				
Generic	10%	2056	* *	5	\$200	
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$7,500	
	Other Observation, Exter	t : Light, Area Affected	100%			
	Location : Outside					
	Explanation : CCTV Su	rveillance Camera Syste	m			
Fire/Smoke Detection						
No Component	60%					
Generic, Analog	40%	2028	\$281,100	1-3	\$16,400	

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

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

Asset #: 2594

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				•
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Furnace	20%		2028	\$29,900	1	\$6,600	
Hot Water Boiler	80%		2045	* *	1	\$26,300	
	Recent Replace Evider Location : Boiler Ro		Area Aff	ected : 40%			
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$4,900	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$21,500	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	20%		2028	\$102,900	2	\$800	
Cooling							
Window/Wall Unit	60%		2023	\$79,500	1		
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$37,100	
Exhaust Fans							
Interior	10%		2028	\$22,600	2	\$200	
Roof	90%		2028	\$95,000	2	\$1,800	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
HW Heat Exchanger							
HTHW/HW	50%		2054	* *			
HTHW/HW	50% Now	\$55,500	2058	* *			
	Other Observation, Ex	xtent : Severe, Are	a Affecte	ed: 50%			
	Location : Boiler Ro	om					
<u> </u>	Explanation: Coils	In Broken Boiler 1	Not Work	ing			
Sanitary Piping							
Under Construction	100%						
	Other Observation, Ex	ctent : Light, Area	Affected	!:0%			
	Location:						
	Explanation : Entire	Facility Undergo	ing A Se	wer System Replac	rement		
Storm Drain Piping			_				
Under Construction	100%						
Sump Pump(s)							
Non-Submersible	100%		2028	\$9,700	4	\$2,100	
Sewage Ejector(s) Electric	100%		2028	\$18,300	4	\$4,000	
	100.0			\$10,500	•	ψ.,	

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

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

Asset #: 2594

Mechanical	Current Repai	r Future Repl	acement	M	laintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	50%					
Generic	50%	2033	* *	1	\$2,000	
	Other Observation, Extent	: Light, Area Affected : 100%	6			
	Location: Basement					
	Explanation: Only On S	prinkler And Standpipe Servi	ce			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected : 100%	6			
	Location: C-6					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$34,800	
Sprinkler						
Generic	100%	2038	* *	1-2	\$18,600	
Fire Pump						
Generic	100%	2031	* *	1	\$12,400	

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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 : 02-Apr-2018 Landmark Status : NONE

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

Block : 372 Lot : 14 BIN : 1004357

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$164,400	\$44,200
Interior Architecture	\$145,200	\$314,100
Electrical		\$846,700
Mechanical	\$83,800	\$809,600
Total	\$393,400	\$2,014,600
Importance Code A	\$164,400	\$44,200
Importance Code B	\$229,000	\$1,970,400
Total	\$393,400	\$2,014,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$37,000			
Interior Architecture	\$35,700		\$20,800	\$6,200
Electrical	\$5,400	\$3,900	\$6,000	\$4,500
Mechanical	\$35,700	\$5,200	\$11,900	\$4,700
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$119,700	\$15,100	\$44,500	\$21,300
Importance Code A	\$38,400	\$1,400	\$1,400	\$1,400
Importance Code B	\$57,800	\$13,700	\$43,100	\$18,200
Importance Code C	\$23,500			\$1,700
Total	\$119,700	\$15,100	\$44,500	\$21,300



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

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

Asset #: 4441

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Co (Yrs)	ost Priority
Exterior				
Exterior Walls				_
Masonry: Brick	97%	LIFE **	5 \$88,40	0
	Other Observation, Extent : Mod Location : East Facade	аеғағе, Агеа Аffестеа : 100%		
	Explanation : Stucco On Brick			
Pre-Cast Concrete	3%	LIFE **	5 \$8,90	0
Windows	370	En E	5 \$6,50	
Aluminum	100% 4+ \$120	0,300 2045 **	5 \$7,00	0
	Air Infiltration, Extent: Modera	nte, Area Affected : 30%		
	Location: Throughout			
	Ctrwt/Balnc Not Funct, Extent:	Moderate, Area Affected : 30%		
	Location: Throughout			
Parapets	000/ 41 \$11	3 100 TIFE **	5 94.40	0
Masonry: Brick	90% 4+ \$1. Jnt Mortar Miss/Erod, Extent:	3,100 LILL	5 \$4,40	U
	Location : All Roofs	Moderate, Area Affected : 1070		
Pre-Cast Concrete		3,600 LIFE **	5 \$3,10	0
Tie-Cast Concrete	Int Mortar Miss/Erod, Extent : 1	,	3 \$3,10	U
	Location: Coping	33		
	Open Joints, Extent : Moderate,	Area Affected : 25%		
	Location: Coping			
	Worn/Eroded, Extent : Moderat	e, Area Affected : 25%		
	Location : Coping			
Roof	000/ 4. 01	4.400 2024 **		
Modified Bitumen	80% 4+ \$14 Water Penetration, Extent: Mod	4,400 2034		
	Location: High Roof	ueruie, Area Affectea : 10%		
Panel/Paver: Cer/Brk		1,500 2039 **		
Panel/Paver: Cel/Brk	Vegetation Growth, Extent : Mo	1,300 2039		
	Location: Lower Roof	acraic, in carigreetea . 1070		
Interior				
Floors				
Cast in Place Concrete	5%	LIFE **	5 \$9,30	0
Ceramic Tile		4,200 2038 **	5 \$1,10	0
	Broken/Missing Elements, Exter Location : Toilet Rooms	nt : Moderate, Area Affected : 5%		
Quarry Tile	5%	2042 **	5 \$3,20	0
Vinyl Tile	85% 4+ \$65	2,800 2029 \$314,100	3 \$13,60	0
	Worn/Eroded, Extent : Moderat			
	Location : Corridors And Som	e Offices		

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

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

Asset #: 4441

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$3,400	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,500	
Gypsum Board	65%	4+	\$9,500	LIFE	* *	5	\$26,900	
		r/Impact D : Corridor		oderate,	Area Affected : 5%	ó		
Plaster	20%	4+	\$11,300	LIFE	* *	5	\$4,100	
	Punct/Tea		amage, Extent : M		Area Affected : 5%		4 1,223	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	* *	5	\$38,300	
Exposed Concrete	7%			LIFE	* *	5-10	\$3,700	
Exposed Struc: Steel	3%	Now	\$82,400	LIFE	* *			
-	Location	: Electrica	xtent : Moderate, A al Room Basement oded Corrugated M					
Site Pavements	Ехриана	uon . Corre	nea Corrugatea W	тени От	iersiae Oj Siab			
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
		ervation, E : Rear Of	xtent : Light, Area Building	Affected	!: 100%			
	Explana	tion : This I	ls A Sidewalk In Th	ie Rear Y	ard Adjoining Nei	ghboring	Property	

ectrical	Current Repair	Future	Replacement	M	aintenance		
tem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2039	* *	5	\$100		
	Other Observation, Extent : L	ight, Area Affected :	100%				
	Location: Electrical Room						
	Explanation : Main Service	Switch Rated At 800	Amperes				
Switchgear / Switchboard							
Fused Disc Sw	25%	2039	* *	5			
Molded Case Bkrs	75%	2039	* *	5	\$600		
Raceway							
Conduit	100%	2039	* *	1			
Panelboards							
Fused Disc Sw	10%	2037	* *	5	\$100		
Molded Case Bkrs	90%	2037	* *	5	\$700		
Wiring							
Thermoplastic	100%	2039	* *	1			
Motor Controllers							
Locally Mounted	100%	2027	\$57,300	5	\$200		

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

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

Asset #: 4441

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Ground						
Grounding Devices			_			
Generic	100%	LIFE **	5	\$800		
Stand-by Power						
Transfer Switches Automatic	100%	2034 **	1	\$8,900		
Generators	10070	2034	1	\$6,900		
Diesel	100%	2032 **	1	\$11,200		
	Other Observation, Extent : Light Location : Basement / Generato	t, Area Affected : 100%		+,		
	Explanation: Emergency General	rator Rated At 125 Kilowatts				
Batteries						
Lead/Acid	100%	2022 \$1,500	5	\$1,100		
Fuel Storage	1000/	2044 **	5	\$200		
Main Tank	100% Other Observation, Extent: Light Location: Basement	t, Area Affected : 100%	5	\$800		
T :=1-4:	Explanation: 275 Gallons Rate	d Capacity				
Lighting Interior Lighting						
Fluorescent	98%	2029 \$474,600	10	\$25,900		
	T-8 Lamps And Fixtures, Extent : Location : Throughout The Buil	Light, Area Affected: 100%		+,,,,,,,		
Fluorescent	2%	2029 \$9,700	10	\$500		
	Compact Fluorescent Light, External Location: Storage Room					
Egress Lighting						
Emergency, Service	50%	2029 \$7,200	1			
Exit, Service	50%	2029 \$4,900	1			
Exterior Lighting Fluorescent	20%	2029 \$18,900	10	\$500		
riuorescent	Compact Fluorescent Light, Exte Location : Front Of The Buildin	nt : Light, Area Affected : 100%	10	\$300		
No Component	80%					
Alarm						
Security System						
No Component	70%	44.5				
Generic	30%	2029 \$26,700	1	\$3,200		
	Other Observation, Extent: Light Location: Hallways, Roof And Explanation: CCTV Surveillan	Front Of The Building				
Fire/Smoke Detection	Explanation . CCI v Surveilland	e Cumerus				
Generic, Digital	100%	2029 \$305,100	1-3	\$18,300		
January, Digital	Other Observation, Extent : Light			\$10,500		
	Location : Throughout The Buil					
	Explanation: Manual Pull State	on, Strobe Lights And Smoke Det	ectors			

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

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

Asset #: 4441

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2039	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2034	* *	1	\$14,300	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement Boiler Room					
	Explanai	tion: 2 Units					
Distribution (P	1000/		2020	# 12 000		#2 1 00	
Hot Wtr Piping/Pump	100%		2028	\$43,000	4	\$2,100	
Terminal Devices	400/		2020	Φ1.5.5. 3 00		Φ 7 100	
Air Handler	40%		2029	\$155,200	1	\$7,100	
Convector/Radiator	50%		2027	\$73,900	1	\$4,700	
Fan Coil Unit/Heat	10%		2029	\$41,300	1	\$900	
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		
	100%		2037		1		
Conversion Equipment Int Pkg Unit -	70%		2027	\$410,800	2	\$1,200	
Heating/Cooling	7070		2027	\$410,000	2	\$1,200	
ricating/Cooming	R-22 Refri	gerant, Extent : Light, Area A	ffected :	100%			
	-	: 7 Units, Each Floor Has Se					
Window/Wall Unit	10%		2024	\$5,800	1		
No Component	20%		2024	\$5,000	1		
Heat Rejection	2070						
Water Cooling Tower	100%	0-2 \$16,800	2023	\$83,800	2	\$23,200	
water Cooling Tower		Extent : Moderate, Area Affe			2	Ψ23,200	
	Location		20	, •			
		Extent : Moderate, Area Affe	cted : 10	%			
	Location						
		ent, Extent : Moderate, Area A	Affected :	25%			
	Location		55				
Ventilation		•					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$25,500	
Exhaust Fans							
Interior	50%		2029	\$49,100	2	\$400	
No Component	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	70%		2039	* *	1		
Galvanized Steel	30%		2027	\$36,300	1		

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

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

Asset #: 4441

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired		55,000 2024	\$16,800	2	\$300	
	Corroded, Extent : Moderate, A					
	Location : Storage Tank, Boil	er Room				
	Leak Evident, Extent : Moderat	e, Area Affected : 20%	6			
	Location : Storage Tank, Boil	er Room				
	On Extended Life, Extent: Mod	lerate, Area Affected :	50%			
	Location : Storage Tank, Boil	er Room				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2029	\$7,900	4	\$1,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ght, Area Affected : 10	0%			
	Location: Basement To 6th F	loor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$8,100	
Fire Pump						
Generic	100%	2032	* *	1	\$5,400	

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

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

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DEPT. OF HOMELESS SERVICES - FY 2019 Print Date: 19-Sep-2018

Asset Name : EAST NEW YORK AVENUE SRO

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

Agency's Number **Borough** : BROOKLYN : N/A

Program / Asset # : DHS0058.000 / 51 Yr Built/Renovated : 1990 / 2010

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

Date of Survey : 23-Jun-2017 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 1472 Lot BIN : 3319475 : 1

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$322,800	\$920,100
Interior Architecture		\$104,400
Electrical	\$291,100	\$701,300
Mechanical	\$85,900	\$501,300
Total	\$699,800	\$2,227,100
Importance Code A	\$322,800	\$1,324,600
Importance Code B	\$377,000	\$902,500
Total	ድራባስ የ ሰስ	\$2 227 100

Total	\$699,800	\$2,227,100

900 \$33.900 \$64.900	\$24,900	\$128,500	Total
\$3,500		\$9,900	Importance Code C
900 \$27,300 \$27,600	\$21,900	\$94,800	Importance Code B
\$3,000 \$37,300	\$3,000	\$23,800	Importance Code A
900 \$33,900 \$64,900	\$24,900	\$128,500	Total
900 \$7,900 \$7,900	\$7,900	\$7,900	Elevators/Escalators
		\$13,200	Site Pavements
500 \$12,700 \$6,500	\$6,500	\$68,800	Mechanical
\$6,600 \$7,100 \$6,600	\$6,600	\$23,100	Electrical
900 \$6,100 \$9,700	\$3,900	\$13,500	Interior Architecture
\$34,200		\$2,000	Exterior Architecture
021 FY 2022 FY 2023	FY 2021	FY 2020	EXPENSE
1	FY 20	FY 2020	FXPENSE



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

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

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

Asset # : 51

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$66,600	
Metal Panel	5%			2048	* *	5-10	\$30,500	
	Location : Explanation		nt : Light, Area Indow Atrium E ladding	Bulkhead:				
Weathering Steel	5%			LIFE	* *	1		
	Location:	At All Wind	ent : Light, Area Jows And Windo Steel Window I	w Walls				
Window Wall	15%			2048	* *	5	\$50,000	
Windows	-			=======================================				
Aluminum	Location :	ion, Extent : Throughout				5	\$9,600	
	Location : Other Obsert Location :	Throughout rvation, Exte Throughout	nt : Moderate, 1	Area Affe				
Parapets	T							
Concrete Masonry Unit	45%			LIFE	* *	5	\$2,300	
Masonry: Brick	45%			LIFE	* *	5	\$2,000	
Metal Panel	10%			2048	* *	5	\$1,700	
Roof								
IRMA/Protected Membrane	15%	4+	\$2,000	2028	\$97,900			
		Growth, Exte 4th Floor B	ent : Light, Area alcony	ı Affectea	l : 5%			
Modified Bitumen	85%	4+	\$75,600	2028	\$755,600			
		, Extent : M Throughout	oderate, Area A	ffected :	50%			
	Drains Clogged, Extent : Moderate, Area Affected : 20% Location : Throghout							
	_	tent : Mode Throughout	rate, Area Affec	ted : 20%	6			
nterior								
Floors								
Cast in Place Concrete	15%			LIFE	* *	5	\$34,000	
Ceramic Tile	5%			2037	* *	5	\$5,200	
Quarry Tile	5%			2041	* *	5	\$7,800	
Vinyl Tile	75%		\$13,500	2033	* *	3	\$29,100	

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

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

Asset #: 51

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$7,100	
Concrete Masonry Unit	60%			LIFE	* *	5	\$33,900	
Glass: Single Pane	10%			LIFE	* *	5	\$10,600	
Gypsum Board	25%			LIFE	* *	5	\$21,200	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$3,300	
Gypsum Board	80%			LIFE	* *	5	\$104,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,300	2033	* *			
	Cracking/Crumbling, Extent: Light, Area Affected: 2%							
	Location : Sidewalk By Driveway Entrance							
	Tripping Hazard, Extent : Light, Area Affected : 5%			5%				
	Location	: Two Loc	ations At Front Of	Building				
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,300	2033	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	Location : Garden At Rear Of Building						
	Sinking/Su	bsiding, E	xtent : Light, Area .	Affected	: 10%			
	Location	: Garden	At Rear Of Building	g				
Parking/Driveway								
Asphalt	100%	Now	\$7,600	2031	* *			
r	Cracking/	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout			ed : 5%			
	Ponding,	Extent : Mo	derate, Area Affec	ted : 15%	6			
		Location: Bottom Of Driveway Sinking/Subsiding, Extent: Moderate, Area Affected: 15%			otad - 150/			
	_	_	xieni : Moaeraie, A Of Driveway	леи Ајје	ueu . 1570			
	Locaiton	. Бонот (n Driveway					

Electrical	Current Repair	Future Repla	acement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2038	* *	5	\$300		
	Other Observation, Extent : Light, Area	Affected: 100%	ó				
	Location : Electrical Room						
Explanation: 2- Main Service Switches Rated At 800 Amperes Each							
Switchgear / Switchboard							
Fused Disc Sw	100%	2038	* *	5	\$300		

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

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

Asset #: 51

Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Molded Case Bkrs	75%			2036	* *	5	\$1,200	
Molded Case Bkrs		Now	\$17,200	2053	* *	5	\$200	
	Enclosure Location		Extent : Severe, A.	rea Affec	ted : 2%			
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers	1000/			•	* *	_	* 400	
Locally Mounted	100%			2033	* *	5	\$400	
Ground								
Grounding Devices Generic	100%			LIFE	* *	5	\$900	
Stand-by Power	10070			LIFE			\$900	
Transfer Switches								
Automatic	100%			2033	* *	1	\$18,800	
Generators	10070			2033			Ψ10,000	
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2033	* *	10	\$33,600	
			Extent : Light, Area	Affected	! : 100%			
		_	out The Building					
		ion : T-12	Lamps					
Fluorescent	40%			2033	* *	10	\$22,400	
			Extent : Light, Area	Affected	!: 100%			
		U	out The Building					
	Explana	ion : T-8 L	amps					
Egress Lighting	- 00/			• • • •	44.7.000			
Emergency, Service	50%			2028	\$15,300	1		
Exit, Service	50%			2028	\$10,400	1		
Exterior Lighting	1000/			2022	#225 10 0	1.0	#200	
HID	100%			2023	\$235,100	10	\$200	
Alarm								
Security System	70%							
No Component				2020	¢56,500	1	¢.c 000	
Generic	30%	amiation I	rtont · Liaht A	2028	\$56,500	1	\$6,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways							
	Explanation : CCTV Surveillance Camera System							
	Expianai	ion : CCI	v surveillance Can	iera Syst	ет			

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

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

Asset #: 51

Electrical	Current Repair	Future Replacement	Maintenance						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
Alarm									
Fire/Smoke Detection									
Generic, Analog	100%	2028 \$644,800	1-3 \$37,600						
Other Observation, Extent : Light, Area Affected : 100%									
Location: Throughout The Building									
	Explanation : Manual Pull Station, A	Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors, Strobe Lights And Horns							

Mechanical	Current Repair		Future	Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Natural Gas	90% 4+	\$2,500	2038	* *	1				
	Corroded, Extent : Mo Location : Roof	oderate, Area Affe	cted : 10%	%					
Natural Gas	10%		2048	* *	1				
Conversion Equipment									
Furnace	10% Now	\$13,700	2038	* *	1	\$2,700			
	Broken, Extent : Mode	rate, Area Affecte	ed : 75%						
	Location: 3 Units On The Roof Not Operating								
	Damaged, Extent : Moderate, Area Affected : 50%								
	Location: Roof								
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Roof								
	Explanation: 4 Unit	S							
Hot Water Boiler	90% 0-2		2026	\$404.500	1	\$24.400			
Hot water Boller	90% 0-2 \$8,100 2026 \$404,500 1 \$24,400 Corroded, Extent : Moderate, Area Affected : 2%								
	Corroaea, Extent : Moderate, Area Affectea : 2% Location : Both Boilers								
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room								
Distriction	Explanation: 2 Unit	S							
Distribution	1000/		2026	* *	4	¢4.500			
Hot Wtr Piping/Pump	100%		2036		4	\$4,500			
Terminal Devices	1000/		2022	* *	1	¢10.700			
Convector/Radiator	100%		2033	· · ·	1	\$19,700			
Air Conditioning									
Energy Source	1000/		2026	* *	1				
Electricity	100%		2036	* *	1				

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

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

DEPT. OF HOMELESS SERVICES - 071 EAST NEW YORK AVENUE SRO

Asset # : 51

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	2%	2033	* *	2	\$100	
	Other Observation, Extent : Location : 1st Floor Explanation : For Elevator		5%			
Split Unit	3% Other Observation, Extent: Location: 1st Floor Explanation: Office Area	2023	\$37,300			
Window/Wall Unit No Component	40% 55%	2023	\$48,600	1		
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$34,000	
Exhaust Fans Roof	100% Now Broken, Extent: Moderate, L Location: Roof Malfunctioning, Extent: Mo Location: Roof	oderate, Area Affected		2	\$1,500	
DI T	Noisy/Vibrating, Extent: Mo Location: Roof	oderate, Area Affectea	! : 30%			
Plumbing H/C Water Piping Brass/Copper	40% Now Leak Evident, Extent : Mode Location : Booster Pump	\$8,700 2038 erate, Area Affected : .	* *	1		
Galvanized Steel	60%	2033	* *	1		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	LIEE	* *	1		
Cast Iron Sump Pump(s)	100%	LIFE		1		
Non-Submersible	100% Recent Repair Evident, Exte Location : Basement	2028 nt : Light, Area Affect	\$8,900 ed:50%	4	\$1,900	
Backflow Preventer						
Generic	100%	2028	\$14,800	1	\$3,700	
Fixtures Generic	100%					
Vertical Transport Elevators Hydraulic	100%	LIFE	* *			
,	Other Observation, Extent : Location : Basement To 4t	Light, Area Affected :	100%			
Note · All component repairs \$ est		h Floor		n		_

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

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

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

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DEPT. OF HOMELESS SERVICES - 071 EAST NEW YORK AVENUE SRO

Asset #: 51

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2038 **	1-2 \$17,100	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : FANNY BARNES

Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE

Borough : BROOKLYN Agency's Number : FK27
Program / Asset # : DHS0083.000 / 4455 Yr Built/Renovated : 1923 / 2006

Area Sq Ft : 42,500 Project Type : HOMELESS SERVICES

Date of Survey : 26-May-2015 Landmark Status : NONE

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

Block : 3583 Lot : 6 BIN : 3082035

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$509,300	\$83,700
Interior Architecture	\$148,700	\$168,200
Electrical		\$728,800
Mechanical		\$253,400
Total	\$658,000	\$1,234,100
Importance Code A	\$509,300	\$83,700
Importance Code B	\$98,200	\$1,150,400
Importance Code C	\$50,500	
Total	\$658,000	\$1,234,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$29,400	\$9,200	
Interior Architecture	\$85,900			\$1,700
Electrical	\$1,800	\$2,000	\$2,200	\$1,700
Mechanical	\$6,000	\$41,800	\$9,300	\$3,600
Total	\$93,700	\$73,200	\$20,600	\$6,900
Importance Code A	\$1,800	\$31,300	\$10,900	\$1,800
Importance Code B	\$47,400	\$41,900	\$9,700	\$5,100
Importance Code C	\$44,500			
Total	\$93,700	\$73,200	\$20,600	\$6,900



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

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

Asset #: 4455

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	50% Now \$237,100 Caulking Deteriorated, Extent: Moder Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$38,500	
Pre-Cast Concrete	3%	LIFE **	5	\$7,500	
Stucco Cement	47% Now \$214,000 Cracking/Crumbling, Extent : Moderat Location : Throughout	2031 **	5	\$45,200	
Windows					
Aluminum	100% Ctrwt/Balnc Not Funct, Extent: Moder Location: Throughout	2042 ** rate, Area Affected : 10%	5	\$18,300	
Parapets Masonry: Brick	40% Now \$15,500 Diagonal Cracks, Extent: Moderate, A Location: Throughout Water Penetration, Extent: Moderate,		5	\$2,600	
	Location: Throughout	33			
Masonry: Brick	55% Now \$42,600 Cracking/Crumbling, Extent: Moderat Location: Throughout Other Observation, Extent: Moderate,		5	\$3,600	
	Location : Inside Face Of Parapet Explanation : Stucco On Brick				
Pre-Cast Concrete	5%	LIFE **	5	\$2,100	
Roof					
Modified Bitumen	100%	2031 **	10	\$29,400	
Interior Floors					
Cast in Place Concrete	5% Now \$1,400 Cracking/Crumbling, Extent : Moderat Location : Throughout		5	\$5,800	
Ceramic Tile	15% Now \$7,900 Caulking Deteriorated, Extent : Moder Location : Throughout	2035 ** ate, Area Affected : 10%	5	\$4,000	
Vinyl Tile	25% Now \$5,800 Cracking/Crumbling, Extent : Moderat Location : Throughout	2026 \$115,100 e, Area Affected : 10%	3	\$5,000	
Wood	55% Now \$98,200 Deteriorated Finish, Extent: Moderate Location: Throughout	2054 ** , Area Affected : 10%	5	\$27,400	

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

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

Asset #: 4455

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	20%	Now	\$50,500	2035	* *	5	\$9,000	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
Glass: Single Pane	3%	Now	\$8,200	LIFE	* *	5	\$2,000	
State Faire	Cracking/		Extent : Moderate		ffected : 10%	J	\$2,000	
Gypsum Board	57%	Now	\$21,600	LIFE	* *	5	\$30,700	
,,		Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
Plaster	20%	Now	\$14,700	LIFE	* *	5	\$5,400	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
	Water Per	netration, E.	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	i : Through	out					
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$4,400	2039	* *	5	\$5,300	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%			
Gypsum Board	80%	Now	\$21,900	LIFE	* *	5	\$53,100	
· ·	U	Crumbling, 1 : Through	Extent : Moderate out	, Area Ą	ffected : 10%		•	

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$200	
	Other Observation, Extent: Mode Location: Electrical Room					
	Explanation : One 800 Amperes House And Day Care	: And One 200 Ampere	s Main Disc	connect S	Switch For The	
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$200	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Molded Case Bkrs	100%	2034	* *	5	\$1,100	
Wiring					·	
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	

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

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

Asset #: 4455

Electrical	ical Current Repair Future Replaceme		Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	40%	2026	\$237,900	10	\$13,000	
	Other Observation, Extent: Light,	Area Affected:	100%			
	Location : Throughout					
	Explanation: T-12 Lamps					
Fluorescent	5%	2034	* *	10	\$1,600	
	T-8 Lamps And Fixtures, Extent: I	Moderate, Area A	Affected : 100%			
	Location : Throughout The Build	ling				
Incandescent	55%	2026	\$327,100	2	\$400	
Egress Lighting						
Emergency, Battery	50%	2026	\$24,400	10	\$4,300	
Exit, Battery	50%	2026	\$20,700	10	\$1,200	
Exterior Lighting						
HID	100%	2026	\$163,800	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$4,800	
Fire/Smoke Detection						
No Component	50%					
Generic, Digital	50%	2031	* *	1-3	\$13,100	

Mechanical	Current Repair	F	utur	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	20	036	* *	1		
Conversion Equipment							
Hot Water Boiler	100%	20	031	* *	1	\$17,500	
	Other Observation, Extent .	Light, Area Affe	ected	: 100%			
	Location : Boiler Room						
	Explanation: 4 Units, Mu	ılti Temp					
Distribution							
Hot Wtr Piping/Pump	100% 0-2	\$2,600 20)34	* *	4	\$1,700	
1 6 1	Corroded, Extent : Modera	te, Area Affected	: 109	%			
	Location: Basement						
Terminal Devices							
Convector/Radiator	100%	20	031	* *	1	\$11,500	
Air Conditioning							
Energy Source							
Electricity	100%	20)34	* *	1		

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

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

Asset #: 4455

Mechanical	Current Re	pair Fut	ure Replacement	M	laintenance	
System Component Type	% of Fail Date E Total (Years)	Cstimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Interior Pkg Unit -	20%	2024	\$253,400	2	\$400	
Cooling						
Window/Wall Unit	15%	2021	\$10,600	1		
No Component	65%					
Distribution 1/Diss	200/		· * *	2	Φο 200	
Ductwork/Diffusers	20%	LIFI	± **	2	\$9,200	
No Component	80%					
Ventilation						
Distribution	1000/	1 1171	3 **	2.5	¢10.000	
Ductwork/Diffusers	100%	LIFI	2	2-5	\$19,800	
Exhaust Fans	1000/	202	* *	2	¢1 100	
Roof	100%	2031		2	\$1,100	
Plumbing						
H/C Water Piping Galvanized Steel	1000/	2021	* *	1		
	100%	203		1		
Water Heater Gas Fired	100%	2021	\$20,700	2	\$500	
Gas Fired	Other Observation, Ext			2	\$300	
	Location : Boiler Room	0 00	ea . 10076			
	Explanation: 1 Unit -					
Sanitary Piping	Explanation . 1 Out -	тин тетр				
Cast Iron	100%	LIFI	7 **	1		
Storm Drain Piping	10070	LIIT	<u> </u>	1		
Cast Iron	100%	LIFI	7 **	1		
Sump Pump(s)	10070	1711.1		1		
Non-Submersible	100%	2021	\$6,200	4	\$1,300	
Sewage Ejector(s)	10070	2021	Ψ0,200	т	Ψ1,500	
Electric	100%	2026	\$11,700	4	\$1,700	
Fixtures	10070	2020	911,700		\$1,700	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
No Component	90%					
Generic	10%	2046	· **	1-2	\$1,000	
Chemical System	10,0	2010	-		Ψ1,000	
Generic	100%	2024	\$26,700	1-3	\$3,700	
- Continu	10070	202	. \$20,700	1.5	Ψ2,700	

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.

Page: 116

Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 3871 Lot : 101 BIN : 3332519

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$206,500	\$88,800
Interior Architecture		\$194,200
Electrical		\$772,600
Mechanical	\$207,400	\$831,500
Site Pavements		\$51,400
Total	\$413,900	\$1,938,400
Importance Code A	\$206,500	\$88,800
Importance Code B	\$207,400	\$1,786,000
Importance Code C		\$63,600
Total	\$413,900	\$1,938,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,400			
Interior Architecture	\$21,600	\$9,700	\$8,700	
Electrical	\$6,400	\$7,300	\$7,700	\$38,400
Mechanical	\$20,400	\$8,400	\$11,100	\$56,000
Site Pavements	\$6,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,900	\$29,300	\$31,400	\$98,300
Importance Code A	\$25,800	\$3,400	\$3,400	\$3,500
Importance Code B	\$51,500	\$25,900	\$24,500	\$94,800
Importance Code C	\$3,700		\$3,500	
Total	\$80,900	\$29,300	\$31,400	\$98,300



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

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

Asset #: 1949

Architecture	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_		
Masonry: Brick	85%	LIFE **	5	\$75,500	
Masonry: Brick		2,000 LIFE **	5	\$13,300	
	Diagonal Cracks, Extent: Mode	rate, Area Affected : 10%			
	Location: Bulkheads				
	Vertical Cracks, Extent: Modera	ate, Area Affected : 10%			
	Location: Bulkheads				
	Water Penetration, Extent: Mod				
Windows	Location: Bulkheads, Through	юш			
Aluminum	100%	2044 **	5	\$19,300	
Parapets	10070	2011		Ψ17,500	
Metal: Cage/Fence	100% 4+ \$18	3,000 2033 **	5	\$14,300	
Wetan Sugeri ence		t : Moderate, Area Affected : 20%		Ψ11,500	
	Location : Throughout	. 35			
	Corrosion/Rusting, Extent: Mod	lerate, Area Affected : 50%			
	Location : Throughout	-			
Roof					
Metal Panel		1,400 2041 **			
	Deteriorated Finish, Extent: Lig				
	Location : Pyramid Roof Over	Common Space			
Modified Bitumen	70% 4+ \$124	1,400 2038 **			
	Blisters, Extent : Moderate, Area	a Affected : 15%			
	Location: Throughout				
	Debris Present, Extent: Modera				
	Location: Lower One Story Ro	_			
	Ponding, Extent: Moderate, Are	ea Affected : 20%			
	Location : Throughout				
	Vegetation Growth, Extent: Mod				
	Location : Lower One Story Ro				
	Water Penetration, Extent: Mod				
_	Location : Library, Security O	ffice, Child Care Room B			
Interior Floors					
Cast in Place Concrete	15%	LIFE **	5	\$34,000	
Cast in Place Concrete Ceramic Tile	10%	2037 **	5	\$10,400	
Vinyl Tile	75%	2033 **	3	\$29,100	
Interior Walls	7370	2033		\$29,100	
Ceramic Tile	5%	2037 **	5	\$7,100	
Concrete Masonry Unit	10%	LIFE **	5	\$5,700	
Glass: Single Pane	5%	LIFE **	5	\$5,300	
Gypsum Board	75%	LIFE **	5	\$63,600	
Masonry: Brick	5%	LIFE **	5	\$00,000	
Ceilings					
Gypsum Board	100% 4+ \$21	1,600 LIFE **	5	\$130,500	
7 1	Water Penetration, Extent: Light		-	,	
	Location : Library, Security O				

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 1949

Architecture	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Chain Link	75%		2048	* *			
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Pr	roperty Perimeter					
	Explanation	: Steel Mesh Type Fence					
Iron Picket	25%		2063	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2033	* *			
On-Site Walkways							
Cast in Place Concrete	95%		2033	* *			
Pavers/Stone	5%		2037	* *			
Parking/Driveway							
Asphalt	100%	1+ \$3,700	2031	* *			
	Potholes, Exte	nt : Light, Area Affected :	10%				
	Location : Po	arking Lot Area					
Activity Yard							
Asphalt	35%		2037	* *			
	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location : Si	de Yard Area					
	Explanation	: Basketball Court					
Rubber Matting	65%	1+ \$2,600	2028	\$51,400			
5	Worn/Eroded,	Extent : Light, Area Affec	ted: 159				
		lay Ground Areas At Rear					

ectrical	Current Repair	Future Repl	acement	M	aintenance	
tem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent:	Light, Area Affected : 100%	6			
	Location : Electrical Roon	ι				
	Explanation : 2- Main Ser	vice Switches Rated At 1200	Amperes A	nd 800 A	Amperes	
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	2%	2036	* *	5		
Molded Case Bkrs	98%	2036	* *	5	\$1,800	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$500	

Ground

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

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

Asset #: 1949

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	50%	2033	* *	10	\$31,500	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
LED	50%	2033	* *			
Egress Lighting						
Emergency, Battery	50%	2028	\$47,200	10	\$8,300	
Exit, Service	50%	2028	\$11,700	1		
Exterior Lighting						
LED	100%	2033	* *			
Alarm						
Security System						
Generic	100%	2033	* *	1	\$25,600	
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation : CCTV Surveillance Ca	mera Syst	em			
Fire/Smoke Detection						
Generic, Analog	100%	2028	\$725,400	1-3	\$42,300	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location: Throughout The Building					
	Explanation: Bells, Smoke Detector,	Manual I	Pull Station			

Mechanical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2033	* *	1	\$33,900	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100% 4+	\$5,100 2036	* *	4	\$3,400	
1 0 1	Corroded, Extent: Modes	rate, Area Affected : 10	%			
	Location: Pumps In Ba	sement				
Terminal Devices						
Air Handler	60%	2028	\$553,400	1	\$25,500	
Convector/Radiator	40%	2033	* *	1	\$8,900	

Air Conditioning

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

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

Asset #: 1949

Mechanical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Exterior Pkg Unit -	30%		2023	\$159,400	2	\$1,300	
Cooling	0.1 01		A CC .	1 4007			
		ervation, Extent : Light, Area : Units Serve General Areas		t : 40%			
		tion: Multiple Roof Units	Onty				
Split Unit	10%	non : Munipie Rooj Unus	2028	\$140,000			
Window/Wall Unit	20%		2023	\$27,300	1		
No Component	40%		2023	\$27,500	1		
Ventilation	1070						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$7,700	
No Component	80%						
Exhaust Fans							
Interior	10%	4.000	2028	\$23,300	2	\$200	
Roof	90%	4+ \$4,900	2028	\$98,000	2	\$1,500	
	Broken, E. Location	xtent : Moderate, Area Affecto : : Roof	ed : 10%				
Plumbing							
H/C Water Piping	1000/		• • • •				
Brass/Copper	100%		2038	* *	1		
Water Heater	1000/		2026	\$40,000	2	¢1 000	
Gas Fired	100%		2026	\$40,000	2	\$1,000	
Sanitary Piping Cast Iron	100%	Now \$48,000	LIFE	* *	1		
Cast Iron		Clogged, Extent : Severe, Are		ed : 30%	1		
		: Basement					
	Corroded,	Extent : Moderate, Area Affe	cted : 5%	6			
	Location	: Main Stock Room And Plur	nbing Ro	oom			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		• • • •	040000			
Non-Submersible	100%		2028	\$10,000	4	\$2,200	
Sewage Ejector(s) Electric	100%		2023	\$18,900	4	\$2,700	
Fixtures							
Generic	100%						
Vertical Transport Elevators							
Hydraulic	100%		LIFE	**			
		ervation, Extent : Light, Area		t : 10%			
		: 1st To 2nd Floor Communi	<i>ту коот</i>				
	Explana	tion : One Unit					

Fire Suppression

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

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

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

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DEPT. OF HOMELESS SERVICES - 071 FLATLANDS FAMILY RESIDENCE

Asset #: 1949

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2048 **	1-2 \$19,200	

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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 : 09-Jan-2018 Landmark Status : NONE

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

Block : 2138 Lot : 79 BIN : 1063381

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,650,500	\$263,200
Interior Architecture	\$1,536,800	\$1,691,500
Electrical	\$75,100	\$6,197,900
Mechanical	\$589,200	\$6,245,300
Site Pavements	\$157,300	
Total	\$6,009,100	\$14,397,900
Importance Code A	\$4,090,300	\$1,769,300
Importance Code B	\$1,761,400	\$12,628,600
Importance Code C	\$157,300	
Total	\$6,009,100	\$14,397,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$68,500	\$1,500		
Interior Architecture	\$239,600	\$4,700	\$35,500	\$10,100
Electrical	\$29,500	\$20,700	\$25,000	\$25,700
Mechanical	\$143,100	\$62,700	\$143,300	\$64,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$484,700	\$93,500	\$207,600	\$104,200
Importance Code A	\$68,500	\$25,000	\$23,500	\$23,500
Importance Code B	\$379,900	\$68,600	\$183,600	\$80,700
Importance Code C	\$36,200		\$600	
Total	\$484,700	\$93,500	\$207,600	\$104,200



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

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

Asset #: 4439

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls	50/ 31 05 000		-	#22 000	
Cast in Place Concrete	5% Now \$7,800 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 5%	5	\$33,800	
Masonry: Brick	51%	LIFE **	5	\$137,800	
Masonry: Brick	12% Now \$149,800 Broken/Missing Elements, Extent: Light Location: South Facade Diagonal Cracks, Extent: Moderate, A		5	\$16,200	
	Location: West And South Facades				
Masonry: Limestone	7% Now \$52,700 Int Mortar Miss/Erod, Extent: Light, A Location: Throughout Staining/Discoloring, Extent: Light, A Location: Multiple Locations Through	rea Affected : 5%	5	\$7,100	
Metal Panel	10% Now \$49,600 Corrosion/Rusting, Extent: Moderate, Location: West Facade Deteriorated Finish, Extent: Moderate Location: West Facade		5	\$25,300	
Window Wall	15%	2055 **	5	\$76,000	
Windows				4,0,000	
Aluminum	10%	2051 **	5	\$3,000	
Steel	75% Now \$1,362,400 Bent/Warped Elements, Extent: Severe Location: South Facade And North F Broken/Missing Elements, Extent: Mod Location: South Facade And North F	Facade derate, Area Affected : 20%	5	\$140,100	1
	Corrosion/Rusting, Extent: Moderate, Location: Throughout Loose/Miss Fasteners, Extent: Severe, Location: South Facade And North F	Area Affected : 30% Area Affected : 50%			
Wood	5%	2045 **	5	\$14,900	
Wood	10% Now \$85,600 Deteriorated Finish, Extent: Severe, A Location: South Facade Thermally Inefficient, Extent: Severe, A Location: South Facade	2054 ** rea Affected : 20%	5	\$14,900	1
	Split/Cracked, Extent : Severe, Area Af Location : South Facade	fected : 20%			

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

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

Asset #: 4439

Architecture	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY		rcle Estimated Cost rs)	Priority
Exterior					
Parapets					
Cast Stone/Terra Cotta	8% Now \$14. Crazing, Extent: Moderate, Area Location: North Facade And To	Affected: 100%	** 5	\$6,900	
Masonry: Brick	15% Now \$98, Cracking/Crumbling, Extent: Mo Location: West Facade Spalling, Extent: Moderate, Area Location: West Facade	derate, Area Affected : 10%	** 5	\$1,700	
Masonry: Brick	19% Now \$50, Cracking/Crumbling, Extent: Mo Location: Northwest Corner Misaligned/Bulging, Extent: Mod Location: South Facade - Lean	derate, Area Affected : 50% lerate, Area Affected : 50%	** 5	\$2,100	
Masonry: Brick	53%	LIFE	** 5-	10 \$40,500	
Metal Panel		400 2049	** 5		
Roof					
Built-Up (BUR)	26% Now \$440, Blisters, Extent: Moderate, Area Location: West And East Ends Broken/Missing Elements, Extent Location: West Side. Air/Water Blisters, Extent: Light, Location: North Side, Tar Coat Water Penetration, Extent: Mode Location: Over Drill Floor Worn/Eroded, Extent: Moderate, Location: West And East Ends Other Observation, Extent: Light Location: North Side Explanation: Pitch Pockets Lea	Affected: 35% : Severe, Area Affected: 2% Area Affected: 5% ing Is Delaminating From Thrate, Area Affected: 15% Area Affected: 30% , Area Affected: 15%		of Parapet Wall	
Modified Bitumen	74% Now \$1,254, Broken/Missing Elements, Extent Location: East Side, Two Missi Water Penetration, Extent: Mode Location: Over Drill Floor	: Light, Area Affected : 20% ng Roof Drain Strainers	* *		

Interior

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

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

Asset #: 4439

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	3%			2030	* *	3	\$14,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$67,800	
Ceramic Tile	5%	2-4	\$15,300	2032	* *	5	\$7,800	
		Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Sheet Vinyl/Rubber	22%	0-2	\$41,300	2034	* *	5	\$51,200	
			tent : Light, Area A trance Lobby Of A		5%			
Terrazzo	2%			LIFE	* *	5	\$9,700	
Traffic Topping	5%	Now	\$9,800	2029	\$196,300	5	\$9,700	
11 0	_	_	Extent : Light, Ard r Epoxy With Sand					
Traffic Topping	20%	0-2	\$15,700	2034	* *	5	\$38,800	
	_	_	Extent : Light, Are Of Upper Drill Flo		ed : 2%			
Vinyl Tile	26%	Now	\$349,800	2034	* *	3	\$30,200	
	Location Worn/Eroa	: First And led, Extent	Extent : Moderate d Second Floors : Moderate, Area d d Second Floors		•			
Wood	12%			2032	* *	5	\$69,800	
	-	ecay, Exter : Electrica	nt : Severe, Area Aj al Room	ffected :	3%		,	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$4,900	
Cast Stone/Terra Cotta	5%			LIFE	* *	10	\$7,300	
	Location	: First Flo			ected : 100%			
		on: Walls	Of Mechanical Sp					
Ceramic Tile	3%			2032	* *	5	\$1,200	
Gypsum Board	25%			LIFE	* *	5-10	\$16,500	
Masonry: Brick	37%	3.7	#1.20	LIFE	* *	10	\$4,300	
Plaster		Now	\$1,300	LIFE	**	5	\$2,300	
			, Extent : Light, Ar Walls At Main Pub					
Wood	5%			LIFE	* *	5	\$15,600	

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

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

Asset #: 4439

Architecture		Current R	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$25,600	2034	* *	5	\$15,500		
				erate, Ar	ea Affected : 20%				
			l Second Floors						
			xtent : Moderate, A	Area Affe	ected : 80%				
	Location	: First Flo	<u> </u>						
Exposed Concrete	5%		\$25,500	LIFE	* *	5	\$2,400		
		-	, Extent : Moderat		Affected : 30%				
			oom First Floor Oj						
		· ·	: Severe, Area Aff						
	Location	: Electrica	l Room And Boiler	r Rooms	In Shelter				
Exposed Struc: Steel	5%			LIFE	* *	10	\$31,000		
Gypsum Board	5%			LIFE	* *	5-10	\$53,300		
Masonry: Infill Arch	5%			LIFE	* *	10	\$7,800		
Plaster	20%			LIFE	* *	5-10	\$106,600		
Wood	20%			LIFE	* *	5	\$1,085,400		
Wood	30%		\$535,100	LIFE	* *	5	\$814,100		
	Deteriorated Finish, Extent: Moderate, Area Affected: 10%								
	Location	: Througho	out						
	_	_	Extent: Moderate	e, Area Ą	ffected : 10%				
		: Througho							
	Water Pen	etration, Ex	xtent : Moderate, A	Area Affe	ected : 10%				
	Location	: Througho	out						
Site Enclosure									
Fence/Gates									
Chain Link	100%			2049	* *				
Site Pavements									
Public Sidewalk	1000/			2012	de de				
Cast in Place Concrete	100%			2042	* *				
Parking/Driveway	1000/	0.2	0155 3 00	2021	* *				
Cast in Place Concrete	100%		\$157,300	2034					
	_	_	Extent : Moderate	e, Area A	ffected: 25%				
	Location	: Through	out Driveway						

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

Under 600 Volts

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

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

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

Asset #: 4439

Electrical	Current Repair	Future Replacement	Ma	intenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	50%	2029 \$40,100	5	\$500	
	Other Observation, Extent : Ligh	t, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: 2000 Amperes				
Fused Disc Sw	50%	2049 **	5	\$500	
	Other Observation, Extent : Ligh	t, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: 2000 Amperes Fe	or Air Conditioning			
Switchgear / Switchboard					
Fused Disc Sw	50%	2049 **	5	\$500	
Molded Case Bkrs	50%	2029 \$174,600	5	\$3,100	
Raceway					
Conduit	80%	2029 \$318,500	1		
Conduit	20%	2049 **	1		
Panelboards					
Molded Case Bkrs	25%	2045 **	5	\$1,600	
Molded Case Bkrs	75%	2028 \$274,600	5	\$4,700	
Wiring					
Thermoplastic	75%	2029 \$460,100	1		
Thermoplastic	25%	2049 **	1		
Motor Controllers					
Locally Mounted	100%	2027 \$763,500	5	\$1,600	
Ground					
Grounding Devices			_		
Generic	100%	LIFE **	5	\$7,000	
	Other Observation, Extent: Ligh	==			
	Location: Under 1st Floor Sta				
<u> </u>	Explanation : Main Water Pipe	•			
Stand-by Power					
Transfer Switches	1000/	2042 **	1	¢72.000	
Automatic	100% Other Observation, Extent : Ligh	2042	1	\$72,900	
	Location: 3rd Floor Electrical				
Comment	Explanation: 400 Amperes For	r rire rump			
Generators Diesel	100%	2038 **	1	\$91,800	
Diesei	Other Observation, Extent: Ligh	2036	1	\$91,000	
		r Room - Track And Field Space			
	Explanation: 250 Kilowatts	Room - Track Ana Field Space			
Batteries	Expunuion . 250 Knowans				
	100%	2023 \$1.500	5	\$8.800	
	10070	2023 ψ1,300		ψο,σσο	
	100%	2057 **	5	\$7,000	
Main Lank			3	Ψ7,000	
		-,			
Lead/Acid Fuel Storage Main Tank	100% 100% Other Observation, Extent: Light Location: Mechanical Room Explanation: 600 Gallons	2037	5	\$8,800 \$7,000	

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

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

Asset #: 4439

Electrical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	70%	2029	\$2,783,100	10	\$152,100		
	T-8 Lamps And Fixtures, Extent: Light,	Area Af	fected : 20%				
	Location : Shelter Area		44 1 000/				
	T-12 Lamps And Fixtures, Extent: Ligh Location: Throughout	t, Area A	ffected : 80%				
HID	25%	2034	* *	10	\$1,900		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location : Arena Area						
	Explanation: Metal Halide Lamps						
Incandescent	5%	2029	\$198,800	2	\$300		
	Other Observation, Extent : Light, Area	Affected	! : 100%				
	Location: 1st Floor						
	Explanation: Incandescent Lamps Ob	served					
Egress Lighting							
Emergency, Service	50%	2029	\$59,100	1			
Exit, LED	50%	2044	* *	1			
Exterior Lighting							
HID	30%	2029	\$274,000	10	\$200		
No Component	70%						
Alarm							
Security System	000/						
No Component	90%	2024	Ф 72.2 00	1	ΦΩ ΩΩΩ		
Generic	10%	2024	\$73,200	1	\$8,900		
Fire/Smoke Detection	75%						
No Component	20%	2024	¢501 000	1.2	\$20,100		
Generic, Analog	Other Observation, Extent : Light, Area		\$501,000	1-3	\$30,100		
	Location : Throughout	Ajjecieu	. 100%				
	Explanation : Addressable Type						
Const. Audio		2020	¢125 200	1.2	\$6,600		
Generic, Analog	5% Now \$75,100 Devices Missing, Extent: Moderate, Art Location: Throughout	2029 ea Affect	\$125,200 ed : 100%	1-3	\$6,600		
	Other Observation, Extent: Moderate, A	Area Affa	ected : 100%				
	Location : Fitness Area	пси пује	u 100/0				
	Explanation: Vandalized Devices Are	Causina	Falso Alarms				
	Бършнинон . v anaanzea Devices Are	Causing	Tuise Aiulius				

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

Heating

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

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

Asset #: 4439

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
	Location	: Boiler R	Extent : Light, Area Poom O Gallon Tank For .					
Conversion Equipment Steam Boiler	Other Obs Location	: Boiler R	\$439,800 Extent : Light, Area Joom its / 1 Used For Do			1	\$211,200	
Distribution	Ехрини	non . 5 On	us/1 Osea For Do	mesic 11	toi waiei / 1 Omii 1	veeus Ke	-iubing	
Steam Piping/Pump	100%			2039	* *			
Terminal Devices Convector/Radiator	100%			2034	**	1	\$76,500	
Air Conditioning								
Energy Source Electricity	80%			2037	* *	1		
Natural Gas	20%			2049	* *	1		
	Other Obs Location	: Roof	Extent : Light, Area es 3rd Floor Track	Affected				
Conversion Equipment	Ехрини	non . Berve	es station track	ina mi	1 toor Brederiers			
Absorption Chiller/Direct Fire	20%			2034	* *	1	\$51,300	
Interior Pkg Unit - Cooling	10%			2027	\$847,000	2	\$1,500	
Exterior Pkg Unit - Cooling	20%			2029	\$366,900	2	\$2,900	
Split Unit	45%			2029	\$2,175,900			
Window/Wall Unit	5%			2024	\$23,600	1		
Distribution CW & CHW Wtr	15%			2049	* *	4	\$2,600	
Pipe/Pump Ductwork/Diffusers	75%			LIFE	* *	2	\$289,000	
No Component	75% 10%			LIFE		2	\$489,000	
Terminal Devices	10/0							
Fan Coil - 2 Pipe	20%			2034	* *	1	\$15,300	
No Component	80%					-	¥-2,200	
Heat Rejection								
Water Cooling Tower	20%			2030	* *	2	\$47,700	
No Component	80%							
Ventilation								
Distribution 1/D:cc	10007			TIPP	ህ ሁ	2.5	ф 2 00 2 00	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$209,200	
Exhaust Fans Interior	100%			2029	\$805,900	2	\$7,300	
	10070			2027	Ψ000,700		Ψ1,500	

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

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

Asset #: 4439

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater	010/ N	¢50.200	2020	¢125.700	2	¢2.500	
Gas Fired	91% Now Broken, Extent : Seve Location : Boiler Ro		2029 100%	\$125,700	2	\$2,500	
	Not in Service, Extent Location : Boiler Ro		fected : 1	00%			
Gas Fired	9%		2029	\$12,400	2	\$300	
HW Heat Exchanger Steam Fired	56% 0-2 Other Observation, E. Location : Boiler Ro		2029 a Affecte	\$202,000 d : 100%	4	\$13,100	
	Explanation : Dome	stic Coil In Boiler	/ No Sto	rage / Inadequate I	Hot Wate	er Supply	
Steam Fired	44%		2059	* *	4	\$10,300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% Now Leak Evident, Extent . Location : 3rd And		LIFE Affected :	* * 10%	1		
Sump Pump(s) Non-Submersible	100%		2029	\$34,500	4	\$7,500	
Sewage Ejector(s) Electric	100%		2024	\$65,200	4	\$14,100	
Backflow Preventer Generic	100%		2029	\$57,600	1	\$14,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Hydraulic	100% Other Observation, E. Location : 1st To 4th Explanation : 1 Uni	h Floor	LIFE Affected	**			
Fire Suppression							_
Standpipe							
Generic	100%		2049	* *	1-5	\$119,500	
Sprinkler Generic	100%		2049	* *	1-2	\$66,400	
Fire Pump Generic	100%		2032	* *	1	\$44,300	

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

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

Page: 131

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 141,400 Project Type : HOMELESS SERVICES
Date of Survey : 01-Aug-2017 Landmark Status : EXTERIOR LANDMARK

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

Block : 2613 Lot : 1 BIN : 2004260

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$449,700	\$330,100
Interior Architecture	\$670,400	\$508,200
Electrical		\$3,330,400
Mechanical	\$567,300	\$493,800
Site Pavements	\$53,300	
Total	\$1,740,700	\$4,662,500
Importance Code A	\$449,700	\$330,100
Importance Code B	\$1,218,600	\$4,332,500
Importance Code C	\$72,400	
Total	\$1,740,700	\$4,662,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,800	\$2,700		
Interior Architecture	\$57,600	\$34,000	\$4,000	\$8,000
Electrical	\$33,300	\$22,800	\$14,600	\$18,800
Mechanical	\$33,300	\$37,000	\$42,600	\$59,000
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$147,900	\$101,400	\$66,200	\$90,700
Importance Code A	\$33,000	\$16,600	\$14,100	\$15,300
Importance Code B	\$88,900	\$80,600	\$52,000	\$75,400
Importance Code C	\$26,100	\$4,200		
Total	\$147,900	\$101,400	\$66,200	\$90,700



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

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

Asset #: 1940

rchitecture	Curren	t Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls									
Masonry: Brick	30% Now	\$56,400	LIFE	* *	5	\$84,000			
		nt : Moderate, Area	Affected .	: 5%					
	Location : South		1 50/						
	Graffiti, Extent : M Location : Frank	oderate, Area Affecto	ea : 5%						
		ın Ave		* *		**			
Masonry: Brownstone	59%		LIFE		5	\$123,900			
	Location : Above	nt : Moderate, Area Main Entry	Ађестеа .	: 5%					
Slate Panels	11% 0-2	\$179,300	LIFE	* *	5	\$23,100			
	Cracking/Crumblin Location: Windo	eg, Extent : Moderate w Sills	, Area A <u>f</u>	fected : 25%					
Windows									
Aluminum	70%		2044	* *	5	\$11,900			
Aluminum	10% Now	\$15,900	2036	* *	5	\$900			
	Broken/Missing Elements, Extent: Moderate, Area Affected: 20%								
		s At Tower Floors							
		Extent : Severe, Are	a Affecte	d : 20%					
	Location : Tower								
	Explanation: Bir	d Contamination							
Bronze/Brass	5%	D.C. 0.00	2036	* *	5	\$5,300			
Metal Clad	15% 2-4	\$3,000	2036	**	5	\$8,000			
		acked, Extent : Mode	erate, Are	ea Affected : 15%					
	Location : Above		A CC . 1	1000/					
	Location : Above	Extent: Light, Area	Ајјестеа	: 100%					
	Explanation : Co								
Daranats	<i>Ехриананон</i> : Со	oper winaows							
Parapets Masonry: Brick	90%		LIFE	* *	5	\$35,300			
Masonry: Brownstone	10%		LIFE	* *	5	\$9,500			

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

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

Asset #: 1940

rchitecture	Current Repair	Future Replaceme	ent	M	aintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (FY	Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Roof									
Modified Bitumen	35%	2033	* *	10	\$60,800				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Fourth Floor Roof								
	Explanation : No Access, No Leaks Be	low							
Single Ply Membrane	50% 0-2 \$153,100	2033	* *						
	Adhesion Failure, Extent : Moderate, A	rea Affected : 25%							
	Location: Drill Roof, Walking Pads S	cattered Throughout							
	Drains Clogged, Extent : Light, Area Af	fected : 20%							
	Location : Drill Roof								
	Miss/Damaged Flashings, Extent : Mod Location : Drill Roof Throughout	erate, Area Affected :	20%						
	Punct/Tear/Impact Damage, Extent : M Location : Drill Roof, West Side	oderate, Area Affectea	l : 2%	ó					
	Vegetation Growth, Extent : Moderate, Location : East Drill Roof	Area Affected : 10%							
Skylight, Metal/Glass	15%	2048	* *	10	\$86,900				
	Other Observation, Extent : Light, Area	Affected: 100%							
	Location: Fourth Floor Roof								
	Explanation : No Access, No Leaks In	Fourth Floor							
Soffits									
Masonry: Brownstone	100%	LIFE	* *	5					
•	Efflorescence, Extent : Moderate, Area	Affected : 50%							
	Location: Main Entry, South Entry								

Interior

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

Asset #: 1940

Architecture	Current Re	pair	Future	Replacement	M	aintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Floors									
Cast in Place Concrete	44%		LIFE	* *	5	\$205,400			
		Vorn/Eroded, Extent : Moderate, Area Affected : 5% Location : Main Level							
Ceramic Tile	2% 0-2	\$1,800	2031	* *	5	\$2,100			
	Broken/Missing Elements, Extent: Severe, Area Affected: 5%								
	Location : Main Leve		•						
	Cracking/Crumbling, E	Extent : Moderate	, Area Aff	ected : 5%					
	Location: Lobby								
	Recent Repair Evident, Location : Drill Floo			ed : 5%					
Ceramic Tile	3%		2041	* *	5	\$6,400			
	Recent Replace Eviden	t, Extent : Light,	Area Affe	cted : 100%					
	Location: Bathroom:	s - Floors 2, 3, 4							
Panel/Paver: Cer/Brk	5%		2036	* *	5	\$24,000			
Quarry Tile	5%		2033	* *	5	\$16,000			
Steel Plate	1% Now	\$4,300	LIFE	* *	1				
	Broken/Missing Elemen	nts, Extent : Seve	re, Area A	ffected : 2%					
	Location: Boiler Roc	om, Bottom Stair							
Vinyl Tile	15%		2028	\$302,800	3	\$12,000			
	Cracking/Crumbling, E Location: Througout		e, Area Aff	ected : 20%					
	Recent Repair Evident, Location : Throughou	_	rea Affect	ed : 15%					
	Uneven Substrate, Exte	ent : Moderate, A	rea Affect	ed : 5%					
	Location: Room 402								
	Worn/Eroded, Extent:	Moderate, Area	Affected :	25%					
	Location: Throughou	ıt							
Vinyl Tile	15%		2033	* *	3	\$12,000			
Wood	10% Now	\$391,600	2068	* *	5	\$20,000			
	Broken/Missing Element Location: 5th Floor,								
	Dry Rot/Decay, Extent	: Severe, Area A	ffected : 2	0%					
	Location: 5th Floor,	Drill Floor Balc	ony, Boile	r Room					
	Other Observation, Ex	tent : Moderate, 1	Area Affec	ted : 50%					
	Location: Gas Meter								
	Explanation: Debris	Throughout							

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

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

Asset #: 1940

Architecture		hitecture Current Repair Future Replaceme		Futur	e Replacement	nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *			
Ceramic Tile	5%			2041	* *	5	\$8,300	
		•	ent, Extent : Light, m - Floors 2, 3, 4	Area Aff	ected : 75%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,300	
Gypsum Board	30%			LIFE	* *	5	\$30,000	
Masonry: Brick	20%	Now	\$72,400	LIFE	* *			
Plaster	Location Horizonta Location Jnt Morta Location Misaligne Location Vertical C Location	a: Drill Flo l Cracks, E a: Drill Flo r Miss/Eroo a: Drill Flo d/Bulging, a: Drill Flo Cracks, Exte	tent: Moderate, Anderate,	acade, M Area Affe Tacade, M te, Area A Tacade Area Aff Tacade va Affecte	Il Shift Office cted : 3% Il Shift Office Affected : 2% fected : 2%	5	\$17,500	
Plaster	Cracking/ Location Diagonal Location Paint Peed	Crumbling, 1 : 5th Floo Cracks, Ex. 1 : 5th Floo	Extent : Severe, A r Storage tent : Severe, Area r Storage : : Severe, Area Aff	rea Affed Affected	: 5%	3	\$17,500	

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

Asset #: 1940

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)		Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10%		041	* *	5	\$21,300	
AcousTileSusp.Lay-In	1% 0-2	·	041	* *	5	\$1,100	
	Broken/Missing Elements		te, Area Affected .	: 10%			
	Location: Main Level K		1.66 . 1.00/				
	Staining/Discoloring, Ext Location: 2nd Floor Co		rea Affected : 2%				
Exposed Concrete	10% Now		IFE	* *	5	\$3,300	
	Corrosion/Rusting, Exten		=				
	Location: Area In And						
	Cracking/Crumbling, Ext						
	Location : Area In And						
	Water Penetration, Exten						
	Location : Main Level S						
Exposed Struc: Steel	40%		IFE	* *			
Exposed Struc: Wood	18% Now		IFE	* *			
	Broken/Missing Elements Location : Drill Room C		te, Area Affected .	: 5%			
Masonry:Vault Struct	5%	L	IFE	* *			
Plaster	4% Now	\$24,900 L	IFE	* *	5	\$5,300	
	Cracking/Crumbling, Ext Location : 5th Floor	ent : Severe, Area	Affected: 20%				
	Paint Peeling, Extent : Se Location : 5th Floor	vere, Area Affecte	ed : 100%				
	Water Penetration, Extendation : 5th Floor	t : Moderate, Ared	a Affected : 10%				
Plaster	12%	L	IFE	* *	5	\$16,000	
Site Enclosure						· · · · · · · · · · · · · · · · · · ·	
Fence/Gates							
Iron Picket	100%	2	063	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 0-2		033	* *			
	Cracking/Crumbling, Ext Location : Throughout	ent : Moderate, A	rea Affected : 30%	6			
On-Site Walkways							
Pavers/Stone	100%		031	* *			
	Other Observation, Exten	t : Light, Area Aff	ected : 100%				
	Location: Entry Stairs						
	Explanation: Brownsto	ne					

Electrical	Curre	nt Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 1940

Electrical	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•						
Service Equipment							
Fused Disc Sw	30%	2028	\$13,100	5	\$200		
	Other Observation, Extent: Light, Ar	ea Affectea	l : 100%				
	Location : Electrical Room						
	Explanation: One 2000 Amperes Fo	or Service i					
Fused Disc Sw	5%	2028	\$2,200	5			
	Other Observation, Extent : Light, Ar	ea Affectea	l : 100%				
	Location : Electrical Room						
	Explanation: One 400 Amperes Fo.	r Fire Pum	p				
Molded Case Bkrs	65%	2028	\$28,400	5	\$2,400		
	Other Observation, Extent : Light, Ar	ea Affectea	l : 100%				
	Location : Electrical Room						
	Explanation: Two 1600 Amperes F	or Service	# 2				
Switchgear / Switchboard	500/	2020	001.00	-	***		
Fused Disc Sw	50%	2028	\$81,600	5	\$300		
Molded Case Bkrs	50%	2028	\$81,600	5	\$1,900		
Raceway	4007	2020	* *	1			
Conduit	40%	2038		1			
Conduit	60%	2028	\$101,500	1			
Panelboards Fused Disc Sw	5%	2044	* *	5	\$200		
Molded Case Bkrs	95%	2036	* *	5 5	\$3,500		
Wiring	9370	2030			\$3,300		
Thermoplastic	100%	2038	* *	1			
Motor Controllers	10070	2030		1			
Locally Mounted	70%	2033	* *	5	\$700		
Locally Mounted	30%	2026	\$41,400	5	\$300		
Ground	50,0	2020	ψ11,100		Ψ200		
Grounding Devices							
Generic	100%	LIFE	* *	5	\$2,100		
	Other Observation, Extent : Light, Ar	ea Affectea	l : 100%		. ,		
	Location : At Water Main						
	Explanation: Corroded						
Stand-by Power							
Transfer Switches							
Automatic	90%	2033	* *	1	\$39,200		
Automatic	5%	2033	* *	1	\$2,200		
	Other Observation, Extent : Light, Ar Location : Mechanical Room	ea Affectea	l : 5%				
	Explanation: 20 Hp For Fire Pump)					
Automatic	5%	2033	* *	1	\$2,200		
	Other Observation, Extent : Light, Ar Location : Transfer Switch Room	ea Affectea	l : 100%				
	Explanation: 30 Amperes For Fire	Alarm					

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

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

Asset #: 1940

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators	1000/	2021	* *		0.5.4.000	
Diesel	100%	2031		1	\$54,800	
	Other Observation, Extent : Moderate, Location : Generator Room	Area Ajje	ciea : 100%			
	Explanation: One 100 Kw					
Batteries	Zispitandition Cité 100 II.i.					
Lead/Acid	100%	2021	\$1,700	5	\$5,200	
Fuel Storage						
Day Tank	20%	2036	* *	5	\$5,300	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Generator Room					
	Explanation: 180 Gallons					
Main Tank	80%	2043	* *	5	\$3,400	
	Other Observation, Extent: Light, Area	a Affected	: 100%			
	Location: Underground					
Lighting	Explanation: 15000 Gallon Tank					
Interior Lighting						
Fluorescent	85%	2028	\$2,216,800	10	\$111,100	
2 20 22 22 2	T-12 Lamps And Fixtures, Extent: Liga				¥,	
	Location: Throughout					
HID	5% Now \$19,400	2038	* *			
	Damaged Fixtures, Extent : Moderate,	Area Affe	cted : 4%			
	Location: Main Hall, Recreation And	d Several .	Dormitory Areas			
HID	10%	2033	* *	10	\$500	
Egress Lighting						
Emergency, Service	50%	2028	\$39,000	1		
Exit, Service	50%	2028	\$26,400	1		
Exterior Lighting	100/	•••	4.50 400	4.0		
HID	10%	2028	\$59,400	10		
No Component	90%					
Alarm Security System						
No Component	60%					
Generic	40%	2028	\$190,400	1	\$21,100	
	Other Observation, Extent : Light, Area			-	+- 1,100	
	Location: At All Entrances And Exits					
	Explanation: Fixed Cameras					
Fire/Smoke Detection						
No Component	75%					
Generic, Analog	25%	2028	\$407,500	1-3	\$21,800	

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

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.

Asset #: 1940

Mechanical		Current Re	pair	Futur	e Replacement	M	laintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Electricity	1%			2038	* *	1			
Interruptible Gas/Dual Fuel	99%			2038	* *	1			
Conversion Equipment									
Radiant Heater	1%			2028	\$26,300	2	\$700		
	Location		tent : Light, Area Genenrator Room		: 100%				
Steam Boiler	99%			2033	* *	1	\$139,800		
	Other Obs Location	: Basement	tent : Light, Area Boiler Room	Affected	: 100% ugged Tubes. 2 Pli				
Distribution	ьлрини	ion . 2 Units	. Doners I Ana 2	11uve 1 t	18864 1 HDES. 2 1 H	nggeu Iu	ioes Lucii.		
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$7,900		
Ductwork/Diffusers		Now	\$195,000	LIFE	* *	2-5	\$4,000		
Duction Billiagers	Insul. Det	eriorating, E	xtent : Light, Are ut 1st Floor Drill	a Affecte	d : 100%	23	\$ 1,000		
Steam Piping/Pump	83%			2038	* *				
Steam Piping/Pump	2%	Now	\$300	2058	* *				
			xtent : Light, Are		d : 50%				
		_	Drill Room By H						
	Leak Evid	ent, Extent :	Moderate, Area	Affected :	50%				
	Location	: Basement	Boiler Room						
Terminal Devices									
Air Handler	15%			2028	\$313,400	1	\$13,200		
Convector/Radiator	70%			2033	* *	1	\$32,200		
Unit Heater - Steam	7%			2028	\$37,200	4	\$1,400		
Unit Heater - Steam	8%	Now	\$42,500	2038	* *	4	\$1,000		
	Unit Inope	rable, Exten	t : Severe, Area A	Affected :	100%				
	Location	: Drill Roon	n Mezzanine						
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	d : 100%				
	Location	: Drill Roon	n Mezzanine						
	Explana	tion : 10 Uni	ts Not Working						
Air Conditioning									
Energy Source						_			
Electricity	100%			2036	* *	1			
Conversion Equipment	4001			2000	***				
Window/Wall Unit	10%			2023	\$31,000	1			
No Component	90%								
Ventilation									
Distribution	1000/			LIEE	* *	2.5	\$70.500		
Ductwork/Diffusers	100%			LIFE	-1- W	2-5	\$79,500		
Exhaust Fans Interior	50%			2023	\$264.200	2	\$2,200		
Roof	50% 50%			2023	\$264,300	2 2	\$2,200		
R001	30%			2033			\$2,200		

Plumbing

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

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

Asset #: 1940

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
H/C Water Piping	750/	2020	* *					
Brass/Copper	75%	2038	**	1				
Galvanized Steel	25%	2033	~ ~ ~	1				
Water Heater	500/	2026	Φ.C	4	# 400			
Electric	50%	2026	\$65,500	4	\$400			
	Other Observation, Extent : Lig. Location : Basement	ni, Area Ajjeciea : 50	70					
		90 Callana						
DI	Explanation: 3 Units Capacity		Φ.(7. 700	4	Ø 400			
Electric	50%	2023	\$65,500	4	\$400			
	Other Observation, Extent : Lig	ht, Area Affected : 50'	%					
	Location: Basement	250 G H						
	Explanation: 3 Units Capacity	y 350 Gallons						
Sanitary Piping	1000/	I IDD	* *	1				
Cast Iron	100%	LIFE	~ ~ ~	1				
Storm Drain Piping	1000/	LIDE	* *					
Cast Iron	100%	LIFE	~ ~ ~	1				
Sump Pump(s)	1000/	2021	Φ.7. 000	4	Ø4.500			
Submersible	100%	2021	\$5,000	4	\$4,500			
	Other Observation, Extent: Light		J%o					
	Location: Basement Sprinkler	Room						
G F: (()	Explanation: 1 Unit							
Sewage Ejector(s)	1000/	2020	¢42.500	4	¢0.400			
Electric	100% Other Observation, Extent : Lig.	2028	\$42,500	4	\$8,400			
	Location: Basement Storage I		1/0					
	Explanation: 2 Pumps	Coom 1						
Backflow Preventer	Explanation . 2.1 umps							
No Component	50%							
Generic	50%	2033	* *	1	\$4,400			
Generic	Other Observation, Extent : Liga		0%	1	\$ - , - 100			
	Location : Basement	ni, mea nyeetea . 100	370					
	Explanation : Serves Fire Supp	pression Only						
Fixtures	Expandition . Serves I ire Supp	oression only						
Generic	100%							
Vertical Transport	200,0							
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Liga		0%					
	Location: 1st: 3rd Floor							
	Explanation: 1 Unit, Not In So	ervice, Not Operation	al, Decommis	sioned.				
Fire Suppression		, - r						
Standpipe								
Generic	100%	2054	* *	1-5	\$71,900			
Sprinkler					,			
Generic	100%	2054	* *	1-2	\$39,900			
Fire Pump								

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

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

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DEPT. OF HOMELESS SERVICES - 071 FRANKLIN WOMENS SHELTER

Asset #: 1940

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : FREEMAN HOUSES / SENECA ANNEX

Address : 999 FREEMAN STREET @ LONGFELLOW AVE.

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 28,452 Project Type : HOMELESS SERVICES

Date of Survey : 06-Dec-2017 Landmark Status : NONE

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

Block : 3007 Lot : 1 BIN : 2010906

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$266,800	
Interior Architecture	\$140,400	
Electrical	\$438,600	
Mechanical	\$104,800	\$88,100
Total	\$950,600	\$88,100
Importance Code A	\$371,600	
Importance Code B	\$541,000	\$88,100
Importance Code C	\$37,900	
Total	\$950,600	\$88,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$75,400			
Interior Architecture	\$62,500		\$3,200	\$800
Electrical	\$300	\$800	\$1,200	\$1,000
Mechanical	\$20,100	\$3,200	\$5,500	\$2,500
Total	\$158,300	\$4,000	\$9,900	\$4,300
Importance Code A	\$75,400	\$1,400	\$1,400	\$1,400
Importance Code B	\$50,500	\$2,600	\$8,500	\$2,900
Importance Code C	\$32,400			
Total	\$158,300	\$4,000	\$9,900	\$4,300



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

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

DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

rchitecture	Current Repair Future Replace		ement Maintenance		
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls	20/	T TTT	10	014000	
Cast Iron	3%	LIFE **	10	\$14,900	
Cast Stone/Terra Cotta	5%	LIFE **	5	\$35,600	
Masonry: Brick	47% Now \$13 Cracking/Crumbling, Extent : Mo	,200 LIFE	5	\$21,400	
	Location: Throughout	meraie, Area Affectea : 10/0			
	Staining/Discoloring, Extent: Li	ght. Area Affected : 10%			
	Location : Throughout	<i>3</i> · · · · · <i>3</i> · · · · · · · · · · · · · · · · · · ·			
Masonry: Limestone	5% Now \$12	,700 LIFE **	5	\$1,700	
•	Int Mortar Miss/Erod, Extent : M	To the second of			
	Location: Window Sills And Tr	rims			
Metal/Glass Curt Wall	5% Now \$36	,900 LIFE **	5	\$4,300	
	Water Penetration, Extent: Mod	erate, Area Affected : 5%			
	Location: Throughout				
Stucco Cement		,100 2034 **	5	\$19,900	
	Broken/Missing Elements, Extent	: Moderate, Area Affected : 5%			
	Location: Throughout				
	Cracking/Crumbling, Extent: Mo	oderate, Area Affected : 10%			
	Location: Throughout	1 1 2007			
	Staining/Discoloring, Extent: Li Location: Throughout, Below				
Windows	Location . Throughout, Below	window Sitis			
Aluminum	90% Now \$108	.200 2045 **	5	\$6,300	
	Ctrwt/Balnc Not Funct, Extent :	-	C	ψο,εσσ	
	Location: Throughout				
Metal Clad	10% Now \$74	,600 2054 **	5	\$4,400	
	Deteriorated Finish, Extent : Mo	*		, ,	
	Location: Stairs				
	Thermally Inefficient, Extent : M	oderate, Area Affected : 50%			
	Location : Stairs				
	Worn/Eroded, Extent : Moderate	, Area Affected : 50%			
	Location : Stairs				
Parapets Cast Stone/Terra Cotta	5%	LIFE **	5-10	\$7,000	
Masonry: Brick		,400 LIFE **	5-10 5	\$1,500	
wasoniy. Brick	Cracking/Crumbling, Extent: Mo	To the second of	3	\$1,500	
	Location: North Parapet	sucrate, in curiff cerea 1 1070			
Metal Cornice	15%	2044 **	10	\$2,400	
Stucco Cement		,500 2046 **	5	\$3,200	
		: Moderate, Area Affected : 10%			
	Cracking/Crumbling, Extent : Me	oderate, Area Affected : 15%			
	Location: Throughout				
	Water Penetration, Extent: Ligh	t, Area Affected : 15%			
	Location: Throughout				

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

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

DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Architecture	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Roof	070/	2027	* *	1.0	Φ1 2 (00	
Modified Bitumen Skylight, Metal/Glass	97% 3%	2037 2055	* *	10 10	\$12,600 \$1,300	
Soffits	100/	LIEE	* *	~	#700	
Cast in Place Concrete Metal Panel	10% 90% 4+ Paint Peeling, Extent : Li Location : Throughout	LIFE \$500 2039 ght, Area Affected : 209	* *	5 5	\$700 \$1,200	
nterior						
Floors	-0.4		ate ate	_	40.000	
Cast in Place Concrete	5% Paint Peeling, Extent : Li, Location : Throughout	LIFE ght, Area Affected : 109	**	5	\$9,300	
Ceramic Tile	15% Now Cracking/Crumbling, Extended Location: Throughout Int Mortar Miss/Erod, Extended Location: Throughout Worn/Eroded, Extent: Liguida Location: Throughout	tent : Moderate, Area A	Affected : 5%	5	\$3,200	
Vinyl Tile	15% Now Broken/Missing Elements, Location: Throughout Cracking/Crumbling, Exte			3	\$2,400	
	Location : Throughout Loose/Delam Surface, Ext Location : Throughout	tent : Moderate, Area A	ffected : 10%			
Wood	65% Now Deteriorated Finish, Exte. Location: Throughout Dry Rot/Decay, Extent: M Location: Throughout Misaligned/Bulging, Exte. Location: Throughout	Aoderate, Area Affected	l : 5%	5	\$26,000	
Interior Walls						
Ceramic Tile	25% Now Cracking/Crumbling, Extended Location: Throughout	\$24,300 2032 ent : Moderate, Area Aj	* * fected : 5%	5	\$8,600	
Concrete Masonry Unit	5%	LIFE	* *	5	\$2,800	
Gypsum Board	50%	LIFE	* *	5-10	\$58,600	
Masonry: Brick	5%	LIFE	* *	10	\$1,000	
masemy. Bilen						

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

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

DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Architecture	Current Rep	oair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	15%	2042	* *	5	\$6,400	
	Water Penetration, Exte	nt : Moderate, Area Affe	cted : 5%			
	Location: Recreation	Room In Basement				
Exposed Struc: Steel	5%	LIFE	* *	10	\$4,300	
Gypsum Board	60%	LIFE	* *	5-10	\$87,800	
Plaster	20%	LIFE	* *	5-10	\$14,600	
Site Enclosure						
Fence/Gates						
Iron Picket	100%	2064	* *			
Retaining Walls						
Cast in Place Concrete	100%	2049	* *			
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2034	* *			
On-Site Walkways						
Cast in Place Concrete	100%	2034	* *			

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2039	* *	5	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room.								
	Explanation : The Service 400 Amperes And 600 Am	Equipment Is Composed Of peres.	2- Main Se	rvice Sw	itches Rated At				
Switchgear / Switchboard									
Fused Disc Sw	100%	2039	* *	5	\$100				
Raceway									
Conduit	100%	2039	* *	1					
Panelboards									
Fused Disc Sw	2%	2037	* *	5					
Molded Case Bkrs	98%	2037	* *	5	\$700				
Wiring									
Thermoplastic	100%	2039	* *	1					
Motor Controllers									
Locally Mounted	100%	2034	* *	5	\$200				
Ground									
Grounding Devices									
Not Accessible	100%								
Lighting									

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

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

DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Interior Lighting				
Fluorescent	30% 0-2 \$143,200	2039 **		
	Obsolete Fixtures, Extent: Light, Area	Affected: 100%		
	Location: Throughout Building.	A.CC . 1 1000/		
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Corridors, 1st Floor			
_,	Explanation: T-12 Lamps			
Fluorescent	50%	2037 **	10 \$13,000	
	Recent Replace Evident, Extent : Light, Location : Throughout Building.	Area Affected : 100%		
Incandescent	20% 0-2 \$95,500	2039 **	2 \$100	
	Obsolete Fixtures, Extent: Light, Area	Affected : 100%		
	Location: Inside Apartments.			
Egress Lighting				
Emergency, Battery	50%	2034 **	10 \$3,400	
Exit, Service	50%	2034 **	1	
Exterior Lighting				
HID	100% Now \$109,700	2039 **		
	Malfunctioning, Extent : Moderate, Are	a Affected : 100%		
	Location : Building Perimeter.			
Alarm				
Security System	700/			
No Component Generic	70% 30%	2029 \$26,400	1 \$3,200	
Generic	Other Observation, Extent : Light, Area		1 \$3,200	
	Location : Lobby, Outside, Basement	1 Ајјестей . 100/0		
	Explanation: CCTV Surveillance Can	noras		
Fire/Smoke Detection	Explanation . CCT v Surveillance Can	nerus		
No Component	70%			
Generic, Digital	30% 0-2 \$90,200	2039 **	1-3 \$4,800	
Generie, Bigian	Other Observation, Extent : Light, Area		ν,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location : Hallways.	00		
	Explanation : Alarm Bells, Strobe Lig.	hts, Horns And Smoke Dete	ctors. Obsolete System.	

lechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$104,800	2042	* *	1	\$12,700	
	Malfunctio	ning, Extent	: Severe, Area A	ffected :	100%			
	Location	: Boiler Roo	om .					
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,100	

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

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

DEPT. OF HOMELESS SERVICES - 071 FREEMAN HOUSES / SENECA ANNEX

Asset #: 3015

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	\$9,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	10%	Now	\$5,100	2030	* *	2	\$100	
5	Not in Ser	vice, Exten	t : Severe, Area Aff	ected : 1	10%			
			ement Boiler Room					
Window/Wall Unit	10%			2024	\$5,700	1		
No Component	80%			2021	Ψ5,700			
Ventilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	
Exhaust Fans	10070						420, 100	
Roof	90%			2029	\$40,600	2	\$800	
Roof		Now	\$4,500	2039	**	2	\$100	
11001			ere, Area Affected :			_	Ψ100	
			n Needs Replaceme					
Plumbing			-					
H/C Water Piping								
Galvanized Steel	100%			2034	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2029	\$47,500			
Sanitary Piping					· · · · · · · · · · · · · · · · · · ·			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2022	\$900	4	\$900	
Fixtures							<u> </u>	
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2039	* *	1-2	\$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.

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Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : GEORGE DALY HOUSE Address : 269 EAST 4TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0096.000 / 14741 Yr Built/Renovated : 1925 /

Area Sq Ft : 30,000 Project Type : HOMELESS SERVICES

Date of Survey : 15-Dec-2017 Landmark Status : NONE

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

Block : 387 Lot : 49 BIN : 1004651

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$143,900	\$37,600
Interior Architecture	\$121,200	\$46,400
Electrical		\$258,600
Mechanical		\$333,900
Total	\$265,100	\$676,500
Importance Code A	\$143,900	\$37,600
Importance Code B	\$81,100	\$638,900
Importance Code C	\$40,000	
Total	\$265,100	\$676,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$114,900			
Interior Architecture	\$25,900		\$13,600	\$2,700
Electrical	\$5,100	\$4,100	\$8,100	\$4,100
Mechanical	\$18,200	\$5,600	\$6,400	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,000	\$13,600	\$32,100	\$15,900
Importance Code A	\$116,400	\$1,500	\$1,500	\$1,500
Importance Code B	\$40,300	\$12,200	\$30,600	\$14,400
Importance Code C	\$11,400			
Total	\$168,000	\$13,600	\$32,100	\$15,900



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

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

Asset #: 14741

rchitecture	Current Repa	air F	uture Replacem	ent	М	aintenance	
rstem Component Type	% of Fail Date Est Total (Years)		ear Estimated Y	Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Masonry: Brick	25% 4+ Rusting Masonry Supt, Es Location : North Facad	xtent : Moderate, A	FE rea Affected : 25	**	5	\$13,400	
	Vertical Cracks, Extent : Location : North Facad	Moderate, Area A <u>f</u>	fected : 2%				
Masonry: Brick	20% Other Observation, Exten Location: West Facade Explanation: Stucco Or	t : Light, Area Affe	FE cted : 100%	* *	5	\$21,500	
Masonry: Brick	25%	Ll	FE	* *	5	\$26,900	
Masonry: Granite	5% Now	\$32,500 LI	FE	* *	5	\$2,000	
·	Int Mortar Miss/Erod, Ex Location : South Facad		rea Affected : 20	%			
Masonry: Limestone	12% Now Cracking/Crumbling, Ext Location: South Facad Int Mortar Miss/Erod, Ex Location: South Facad	ent : Moderate, Ar e Cornice stent : Moderate, A e	rea Affected : 25	**	5	\$4,800	
	Worn/Eroded, Extent : M Location : South Facad	e					
Metal Panel	5% Other Observation, Exten Location : Roof Bulkhed Explanation : Metal Sid	et : Light, Area Affe ad	149 cted : 100%	* *	5-10	\$18,500	
Pre-Cast Concrete	3%	Ll	FE	* *	5	\$10,500	
Stucco Cement	5% 4+ Diagonal Cracks, Extent Location: West Facade	: Light, Area Affec	142 ted : 2%	* *	5	\$3,400	
Windows Aluminum	100% Caulking Deteriorated, E Location : Throughout		145 Area Affected : 50	**	5	\$12,200	
Parapets Masonry: Brick	95% Other Observation, Exten Location : Roof	t : Moderate, Area	FE Affected : 100%	* *	5-10	\$21,500	
	Explanation: Covered						
Pre-Cast Concrete	5% Other Observation, Exten Location: Roof Explanation: Covered	t : Moderate, Area	FE <i>Affected : 100%</i>	* *	5	\$2,100	

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

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

Asset #: 14741

Architecture	Cture Current Repair Future Replacement		ent Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof				
Modified Bitumen	98%	2037 **	10 \$24,000	
Skylight, Metal/Glass	2% Now \$15,200	2049		
	Water Penetration, Extent : Moderate, Location : Roof Stair	Area Affected : 10%		
Soffits	Location: Roof State			
Stucco Cement	100%	2034 **	5	
Interior				
Floors				
Cast in Place Concrete	10%	LIFE **	5 \$23,200	
	Water Penetration, Extent : Moderate,	Area Affected : 10%		
	Location: Pump Room			
Ceramic Tile	10%	2038 **	5 \$5,300	
Quarry Tile	5%	2042 **	5 \$4,000	
Vinyl Tile	75%	2034 **	3 \$14,900	
Interior Walls				
Cast in Place Concrete	5%	LIFE **	10 \$6,100	
Gypsum Board	75%	LIFE **	5-10 \$61,900	
Plaster	20%	LIFE **	5-10 \$8,200	
	Water Penetration, Extent: Moderate,			
	Location: Dining Room In Basement	, Room 4d		
Ceilings				
AcousTileSusp.Lay-In	25%	2042 **	5 \$13,200	
	Staining/Discoloring, Extent: Moderat	e, Area Affected : 10%		
	Location: Fourth Floor Corridor			
	Water Penetration, Extent: Moderate,	Area Affected : 20%		
	Location : Fourth Floor Corridor			
Exposed Concrete	5%	LIFE **	3-10 \$3,300	
Gypsum Board	70%	LIFE **	5-10 \$127,500	
Site Enclosure				
Fence/Gates	50/	2042 **	7.10	
Aluminum Rail	5%	2042	3-10	
Chain Link	95%	2049 **		
Retaining Walls	100%	2064 **		
Cast in Place Concrete Site Pavements	100%	2064 **		
Public Sidewalk				
Cast in Place Concrete	100%	2042 **		
On-Site Walkways	100/0	2072		
Cast in Place Concrete	100%	2034 **		
Cast III I lace Concrete	Cracking/Crumbling, Extent: Light, A			
	Location: Rear Yard	33		
Parking/Driveway				
Asphalt	100%	2038 **		

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

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

Asset #: 14741

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_	***	
Fused Disc Sw	100%	2039	**	5	\$100	
	Other Observation, Extent: Light, Area	a Affected: 1009	%			
	Location: Electrical Room	a40 d A4 1200 Am				
Switch agan / Switch hound	Explanation: Main Service Switch R	atea At 1200 Am	peres			
Switchgear / Switchboard Fused Disc Sw	100%	2039	* *	5	\$100	
rused Disc 3w	Other Observation, Extent : Light, Area		2/6	3	\$100	
	Location: Electrical Room	a rijjecica . 100/	. 0			
	Explanation: 3- Vertical Sections					
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2037	* *	5	\$800	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$57,300	5	\$200	
Ground						
Grounding Devices	1000/		ale ale	_	4000	
Generic	100%	LIFE	* *	5	\$900	
Stand-by Power						
Transfer Switches Automatic	100%	2034	* *	1	\$9,200	
Generators	10070	2034		1	\$9,200	
Diesel	100%	2032	* *	1	\$11,600	
Dieser	Other Observation, Extent : Light, Area		%	1	Ψ11,000	
	Location: Generator Room	3,5				
	Explanation: Emergency Generator	Rated At 150 Ki	lowatts			
Batteries						
Lead/Acid	100%	2022	\$1,500	5	\$1,100	
Fuel Storage						
Day Tank	50%	2037	* *	5	\$2,800	
	Other Observation, Extent: Light, Area	a Affected : 1009	%			
	Location : Generator Room					
	Explanation: 100 Gallon Capacity					
Main Tank	50%	2044	* *	5	\$400	
	Other Observation, Extent : Light, Are	a Affected : 1009	%			
	Location: Basement					
	Explanation: 275 Gallon Capacity					

Lighting

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

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

Asset #: 14741

Electrical	Current Repair	Future Replacement		Future Replacement		M	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	50%	2034	* *	10	\$13,800		
	T-8 Lamps And Fixtures, Extent: Liga		fected : 100%				
	Location : Throughout The Building	7					
Fluorescent	10%	2034	* *	10	\$2,800		
	Compact Fluorescent Light, Extent : I	Light, Area	Affected : 100%				
	Location : Lobby						
Fluorescent	40%	2029	\$201,300	10	\$11,000		
	T-9 Lamps And Fixtures, Extent: Liga	ht, Area Afj	fected : 100%				
	Location: Bedrooms						
Egress Lighting							
Emergency, Service	50%	2034	* *	1			
Exit, Service	50%	2034	* *	1			
Exterior Lighting							
HID	30%	2034	* *	10			
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2037	* *	1	\$3,400		
	Other Observation, Extent: Light, Ar	00	: 100%				
	Location: Hallways, Lobby And Ou	tside					
	Explanation: CCTV Surveillance C	ameras And	d Panic Doors				
Fire/Smoke Detection							
Generic, Digital	100%	2034	* *	1-3	\$18,500		
	Other Observation, Extent: Light, Ar		: 100%				
	Location : Throughout The Building						
	Explanation: Manual Pull Stations,	Strobe Lig	hts, Smoke Detecto	ors And A	Alarm Bells		

Current Repair	Futur	e Replacement	М	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2039	* *	1		
100%	2034	* *	1	\$14,800	
Other Observation, Extent: Light, Area	Affected	: 100%			
Location: Boiler Room					
Explanation: 2 Units					
100%	2037	* *	4	\$2,200	
90%	2034	* *	1	\$8,700	
10%	2029	\$42,900	1	\$1,000	
	% of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent: Light, Area Location: Boiler Room Explanation: 2 Units 100% 90%	% of Fail Date Estimated Cost (Years) 100% 2039 100% 2034 Other Observation, Extent: Light, Area Affected Location: Boiler Room Explanation: 2 Units 100% 2037	% of Fail Date Estimated Cost FY 100% 2039 ** 100% 2034 ** Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Units 100% 2037 **	% of Total Fail Date (Years) Estimated Cost (Yrs) Cycle (Yrs) 100% 2039 ** 1 100% 2034 ** 1 Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 2 Units 2037 ** 4 90% 2034 ** 1	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2039 ** 1 \$14,800 100% Other Observation, Extent: Light, Area Affected: 100% 100% \$14,800 Location: Boiler Room Explanation: 2 Units 2037 ** 4 \$2,200 90% 2034 ** 1 \$8,700

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.

Asset #: 14741

Mechanical		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Interior Pkg Unit -	20%			2027	\$214,400	2	\$400	
Cooling								
Window/Wall Unit	15%			2024	\$9,000	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,500	
Exhaust Fans				• • • •	٠ . ـ . ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ ـ			
Interior	75%			2029	\$76,500	2	\$700	
Roof	25%			2029	\$11,900	2	\$200	
Plumbing								
H/C Water Piping	1000/			2024	* *			
Galvanized Steel	100%			2034	* *	1		
Water Heater	1000/	3.7	#2.5 00	2024	017.500	2	#200	
Gas Fired		Now	\$3,500	2024	\$17,500	2	\$300	
			t : Moderate, Area					
	Location	1:10f2U	nits Is Not Working	g In The	Basement			
Sanitary Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			LIDE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	1000/			2024	#0.200	4	#1.000	
Electric	100%			2024	\$8,300	4	\$1,800	
Backflow Preventer	1000/			2020	Ф 7.200	1	#1.000	
Generic	100%			2029	\$7,300	1	\$1,800	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators	1000/			LIEE	* *			
Hydraulic	100%	omontion E	Sutant Light Anga	LIFE				
			Extent : Light, Area at To 4th Floor	Ajjecieu	1.100%			
		: Баѕетеп tion : 1 Uni						
Eiro Cumprossion	Ехріапа	uon . 1 Uni	ı					
Fire Suppression Sprinkler								
Generic	100%			2039	* *	1-2	\$8,400	
Fire Pump	10070			2033		1-4	\$0,400	
Generic	100%			2025	\$18,500	1	\$5,600	
Chemical System	10070			2023	\$10,500	1	\$5,000	
Generic	100%			2024	\$26,700	1-3	\$4,000	
Generic	10070			ZUZ4	\$20,700	1-3	\$ 4 ,000	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : HARLEM ONE MENS RESIDENCE

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 20-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3

Block : 2105 Lot : 1 BIN : 1076737

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$99,700	\$1,350,600
Mechanical	\$317,200	\$897,300
Total	\$416,900	\$2,247,900
Importance Code A	\$266,000	
Importance Code B	\$150,900	\$2,247,900
Total	\$416,900	\$2,247,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$56,200		\$23,700	
Interior Architecture	\$78,100		\$1,000	\$4,500
Electrical	\$39,900	\$3,800	\$3,000	\$2,900
Mechanical	\$32,700	\$9,300	\$55,000	\$10,600
Total	\$207,000	\$13,100	\$82,600	\$18,000
Importance Code A	\$56,200	\$4,300	\$28,100	\$4,300
Importance Code B	\$134,600	\$8,900	\$54,600	\$13,800
Importance Code C	\$16,100			
Total	\$207,000	\$13,100	\$82,600	\$18,000



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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Architecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	* *	5	\$16,000	
Masonry: Brick	87%			LIFE	* *	5	\$27,900	
Masonry: Limestone	3%			LIFE	* *	5	\$700	
Windows								
Aluminum	100%	0-2	\$33,800	2043	* *	5	\$7,900	
			t : Light, Area Aff	ected : 10	0%			
	Location	: 3rd Floo	r Training Room					
Parapets	- 00/				de de	_	40.000	
Masonry: Brick	50%			LIFE	* *	5	\$2,300	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Rail	45%			2040	* *	5-10	\$37,000	
Roof	50 /			2055	* *	1.0	#2 100	
Copper/Terne	5%			2055	**	10	\$3,100	
Modified Bitumen	95%			2032	~ ~	10	\$23,700	
terior								
Floors Ceramic Tile	100/	Now	\$10,500	2036	* *	5	\$2,700	
	Broken/Ma Location Cracking/	issing Elem : Toilet(s) Crumbling,	ents, Extent : Ligh And Showers Extent : Moderate Showers and Kitc	t, Area A e, Area A	-	Ü	42 ,700	
Ташалда	20%		5.10 // 6.15 6.114 11116		* *		\$9.200	
Terrazzo	20% 68%	0-2	\$31,300	LIFE 2032	* *	5 3	\$8,300 \$13,500	
Vinyl Tile	Cracking/	Crumbling,	\$31,300 Extent : Light, Ard r Training Room			3	\$13,300	
Wood	2%			2042	* *	5	\$2,000	
Interior Walls							+ 7	
Ceramic Tile	10%	Now	\$16,100	2036	* *	5	\$2,900	
	Broken/Mi	issing Elem	ents, Extent : Mod Showers and Kitc	erate, Ar	ea Affected : 10%	-	4 -,, • • •	
	U	0.	Extent: Moderate Showers and Kitch		ffected : 5%			
Concrete Masonry Unit	70%			LIFE	* *	5	\$16,000	
Gypsum Board	20%			LIFE	* *	5	\$6,900	
Ceilings							· · · · · · · · · · · · · · · · · · ·	
AcousTile,Adhered	20%	Now	\$20,100	2032	* *	5	\$5,300	
•			ents, Extent : Mod		ea Affected : 2%			
		_	out Cafeteria					
	80%							

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

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 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	Location	ervation, Extent : Moderate : Electrical Room			5	\$200	
G ': 1 / G ': 11 1	Explanat	ion : 2 - Main Service Disc	onnect Switc	hes Rated At 600	Ampere.	S.	
Switchgear / Switchboard Fused Knife Sw		0-2 \$99,700 ed Life, Extent : Moderate, : Electrical Room		* * ed : 100%	5	\$100	
Raceway							
Conduit Conduit	95% 5%		2027 2047	\$13,300 * *	1 1		
Panelboards							
Fused Disc Sw Fused Toggle Switch		2-4 \$27,500 ed Life, Extent : Moderate, : Throughout The Building	Area Affecte	* * * *	5 5	\$100 \$300	
Molded Case Bkrs	20%	. Throughout The Butturns	2026	\$9,200	5	\$200	
Molded Case Bkrs Molded Case Bkrs	15%		2035	\$9,200 * *	5	\$200	
Wiring Braided Cloth		0-2 \$9,300 Aged, Extent : Moderate, A : Throughout The Building	rea Affected	**	1		
Thermoplastic	20%		2037	* *	1		
Motor Controllers Locally Mounted	100%		2025	\$95,400	5	\$300	
Lighting							
Interior Lighting Fluorescent	-	And Fixtures, Extent: Mod: Basement	2027 derate, Area	\$216,400 Affected : 100%	10	\$11,800	
Fluorescent	-	Fluorescent Light, Extent : It is the strent of the strent in the strength out The Building		\$505,000 rea Affected : 100	10	\$27,600	
Egress Lighting		<u> </u>					
Emergency, Battery Exit, Service	50% 50%		2027 2027	\$29,600 \$7,300	10 1	\$5,200	
Exterior Lighting				-			
HID No Component	20% 80%		2027	\$33,100	10		

Alarm

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2027	\$39,800	1	\$4,800	
	Other Observation, Extent:	Moderate, Area Affec	eted : 100%			
	Location: Hallways And	Public Spaces				
	Explanation: CCTV Surv	eillance Camera				
Fire/Smoke Detection						
Generic, Digital	100%	2027	\$454,500	1-3	\$26,500	
	Other Observation, Extent :	Moderate, Area Affec	eted : 100%			
	Location : Throughout Th	e Building				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ns, Smoke Detecto	ors, Aları	n Bells And Horns	

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%		\$8,000	2037	* *	5	\$6,700	
			Severe, Area Affe	ected : 20)%			
	Location	: Oil Tank						
Conversion Equipment								
Steam Boiler	100%	2-4	\$266,000	2047	* *	1	\$38,300	
			ıt : Moderate, A	rea Affec	ted : 100%			
	Location	: Boilers						
			ent : Light, Area	Affected	: 100%			
	Location	: Boiler Room	m					
	Explanat	ion: 2 Units						
Distribution								
Central Plant Steam	100%			2027	\$695,700	4	\$2,100	
Piping/Pmp								
Terminal Devices								
Air Handler	25%			2032	* *	1	\$6,700	
Convector/Radiator	75%			2025	\$165,000	1	\$10,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	5%			2035	* *	2	\$100	
Cooling								
Window/Wall Unit	25%			2020	\$21,400	1		
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$24,000	

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

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

DEPT. OF HOMELESS SERVICES - 071 HARLEM ONE MENS RESIDENCE

Asset #: 1958

Mechanical		Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	25%		2027	\$36,600	2	\$300	
Roof	75%		2022	\$51,200	2	\$1,000	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2032	* *	1		
Water Heater							
Oil Fired	50%		2022	\$17,100	1	\$600	
No Component	50%						
HW Heat Exchanger							
Steam Fired	50%		2037	* *	4	\$3,200	
No Component	50%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2027	\$6,300	4	\$900	
Sewage Ejector(s)							
Electric	100%		2027	\$11,800	4	\$1,700	
Backflow Preventer							
Generic	100%		2027	\$10,400	1	\$2,600	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2047	* *	1-2	\$12,000	
Chemical System							
Generic	100%		2022	\$26,700	1-3	\$3,700	

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

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

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Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : HELP 1

Address : 515 BLAKE AVE.

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 26-Jun-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3766 Lot : 1 BIN : 3252577

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,417,100	\$813,700
Interior Architecture		\$1,469,500
Electrical	\$1,527,400	\$248,100
Mechanical	\$686,700	\$814,600
Total	\$4,631,100	\$3,345,900
Importance Code A	\$2,480,000	\$1,516,700
Importance Code B	\$2,151,000	\$1,641,000
Importance Code C		\$188,300
Total	\$4,631,100	\$3,345,900

Total	\$65,800	\$35,000	\$61,600	\$62,100
Importance Code C			\$8,900	
Importance Code B	\$24,100	\$28,900	\$46,600	\$49,500
Importance Code A	\$41,800	\$6,100	\$6,100	\$12,600
Total	\$65,800	\$35,000	\$61,600	\$62,100
Site Pavements	\$7,200			
Mechanical	\$16,000	\$12,700	\$26,700	\$12,700
Electrical	\$5,600	\$6,700	\$4,600	\$43,200
Interior Architecture		\$15,500	\$30,300	
Exterior Architecture	\$37,000			\$6,200
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific 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					aintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Concrete Masonry Unit	10%		LIFE	* *	5	\$10,000		
Stucco Cement	90% Now	\$212,300	2033	**	5	\$179,500		
	Broken/Missing Elen		erate, Ar	ea Affected : 10%				
	Location: Through		1. 4	ACC . 1 100/				
	Punct/Tear/Impact D Location : At Exter			Affectea : 10%				
	Other Observation, I			otad : 1000/				
	Location: East And		чтей Аује	ciea . 100%				
	Explanation: This		ally FIF	S Claddina				
Windows	Explanation . This	Сотронені 13 Лен	uny LII k	Genaums.				
Aluminum	80% Now	\$1,286,500	2053	* *	5	\$15,000		
	Air Infiltration, Exter			l : 100%		4-2,000		
	Location : Apartme							
	Bent/Warped Elemen	ts, Extent : Moderd	ate, Area	Affected : 25%				
	Location : Apartme	ents						
	Ctrwt/Balnc Not Fun	ct, Extent : Moderd	ate, Area	Affected : 25%				
	Location : Apartme	ents						
	Hardware Missing, H	Extent : Moderate, 1	Area Affe	cted : 30%				
	Location : Apartme	ents						
Aluminum	20%		2044	* *	5	\$7,500		
Parapets								
Concrete Masonry Unit	15%		LIFE	**	5	\$1,900		
Metal Rail	5%	#4.000	2033	* *	5-10	\$10,200		
Stucco Cement	80% 2-4	\$4,800	2033		5	\$11,700		
	Cracking/Crumbling, Extent: Light, Area Affected: 10%							
	Location : Apartment Wing Roofs Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Apartme		1164 11996	ciea . 10070				
	Explanation: This		ally E I I	F S Cladding Syste	m			
Roof	2.071.0.11.0.11.11.0	eomponem is fiem	, 211	S Cladamig Syste				
Modified Bitumen	65% Now	\$8,700	2033	* *				
	Drains Clogged, Exte	ent : Light, Årea Aj	fected : I	15%				
	Location: Over East And West Wings							
	Recent Repair Evider	nt, Extent : Light, A	rea Affe	cted : 2%				
	Location : West Wi	ng						
	Vegetation Growth, I	Extent : Light, Area	Affected	!: 5%				
	Location: East And	d West Wing Scupp	er Locati	ons				
Modified Bitumen	35% Now	\$23,500	2028	\$235,300				
	Blisters, Extent : Lig. Location : Help Ce		10%					
	Patching Evident, Ex		rea Affec	ted : 25%				
	Location : Over Pu		33					
	Ponding, Extent : Lig	ght, Area Affected :	15%					
				ırpose Room Roof				

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

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

Asset #: 14349

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete		Now	\$918,200	LIFE	* *	5	\$398,800	
	_	_	Extent: Moderate	-	ffected : 20%			
			Steel Railing Supp					
	-		ent, Extent : Moder	ate, Arec	ı Affected : 20%			
	Location	: Apartme	nt Balcony Soffits					
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$17,000	
Ceramic Tile	5%			2037	* *	5	\$7,800	
Vinyl Tile	90%			2028	\$1,213,300	3	\$52,400	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$17,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,100	
Glass: Single Pane	2%			LIFE	* *	5	\$5,300	
Gypsum Board	88%			LIFE	* *	5	\$188,300	
Ceilings								
AcousTileSusp.Lay-In	20%			2041	* *	5	\$31,100	
Exposed Concrete	10%			LIFE	* *	5	\$2,400	
Plaster	70%			LIFE	* *	5	\$68,000	
Site Enclosure								
Fence/Gates	4000/			• • • •	ats ats			
Iron Picket	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000/	3.7	Φ 7.2 00	2022	* *			
Cast in Place Concrete		Now	\$7,200	2033				
	_	_	Extent: Light, Are			7		
	Location	: Front En	trance On Blake A	venue Ai	na Lillie F. Martin	Lane		
On-Site Walkways	750/			2041	* *			
Cast in Place Concrete	75%			2041	* *			
Pavers/Stone	25%	.· r		2037				
			xtent : Light, Area	Affected	: 100%			
			t Walkways					
A . 4 ' '4 \$7 1	Expiana	uon : Prece	ast Concrete Paver	S				
Activity Yard	500/			2041	* *			
Cast in Place Concrete	50%			2041	* *			
Rubber Matting	50%	amation E	rtont . Licht A	2033				
			xtent : Light, Area Playground Area	Ајјестеа	. 100%			
				n Dlana	ound Sunface			
	<i>E</i> хріапа	uon : Poure	ed-In-Place Rubbe	riaygra	ouna surjace			

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

Under 600 Volts

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

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

Asset #: 14349

Electrical		Current Repair Future Replacement			M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•						•
Service Equipment							
Fused Disc Sw	100%		2038	* *	5	\$500	
		servation, Extent : Light, Area	a Affected	! : 100%			
		a: Electrical Rooms 1 And 2					
	Explana	tion: 2- 1200 Amperes Main	Service S	witches			
Switchgear / Switchboard	1000/		2020	* *	-	#2.200	
Molded Case Bkrs	100%		2038	· · · ·	5	\$3,300	
Raceway Conduit	1000/		2029	* *	1		
Panelboards	100%		2038		1		
Fused Disc Sw	2%		2036	* *	5	\$100	
Molded Case Bkrs	98%		2036	* *	5	\$3,200	
Wiring	70/0		2030			\$5,200	
Thermoplastic	100%		2038	* *	1		
Motor Controllers	10070		2030		1		
Locally Mounted	100%		2026	\$248,100	5	\$800	
Ground				+		4000	
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting							
Fluorescent	90%		2033	* *	10	\$102,300	
		servation, Extent : Light, Ared	a Affected	!: 100%			
		ı: Throughout The Building					
	Explana	tion: T-12 Lamps					
Incandescent	10%		2023	\$207,900	2	\$300	
Egress Lighting							
Emergency, Service	50%		2023	\$31,100	1		
Exit, Battery	50%		2023	\$72,200	10	\$4,200	
Exterior Lighting							
HID	98%		2023	\$468,000	10	\$400	
LED	2%		2033	* *			
Alarm							
Security System	C00/						
No Component	60%		2022	¢152 000	1	Ø10 500	
Generic	40%		2023	\$153,000	1	\$18,500	
		servation, Extent : Light, Ared 1 : Outside	<i>і</i> Ајјестеа	. 10070			
		ı : Outstae tion : CCTV Surveillance Ca	mara Suat	tom.			
Fire/Smoke Detection	Бхріана	uon . CC1 v Surveillance Ca	meru Syst	em			
No Component	60%						
Generic, Analog	40%		2023	\$523,900	1-3	\$31,500	
Generic, Analog				•	1-3	ψ51,500	
	()ther ()h	servation Extent Light Area	1 Апретра	L: 100%			
		servation, Extent : Light, Ared 1 : Hallways	<i>а</i> А <u></u> ЈЈестеа	2: 100%			

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

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

Asset #: 14349

Mechanical		Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				•
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment Hot Water Boiler	77%			2026	\$703,000	1	\$47,200	
Hot water Boller			Extent : Light, Area			1	\$47,200	
		ı : 2 Boiler		33				
	842,000	Btu/hr	iler Rooms, Each H	las A Hy	drotherm Unit With	h 4 Burne	ers. Each Unit Is	
Hot Water Boiler		Now	\$63,000	2041	* *	1	\$12,700	
			ere, Area Affected :	100%				
D' - '1 - '	Location	ı : Boiler R	oom					
Distribution Hot Wtr Piping/Pump	80%			2036	* *	4	\$7,300	
Hot Wtr Piping/Pump		Now	\$36,900	2053	* *	4	\$1,200	
Tiot war iping ramp			ere, Area Affected :			•	Ψ1,200	
		a : Both Bo						
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$40,000	
Air Conditioning								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment	10070			2030		1		
Ext Pkg Unit - Heating/Cooling	28%	Now	\$166,100	2033	* *	2	\$1,700	
5 5	Not in Ser	vice, Exten	t : Severe, Area Afj	fected : 3	80%			
	Location	ı : Adminis	tration Roof					
Ext Pkg Unit - Heating/Cooling	10%	4+	\$148,300	2038	* *	2	\$600	
			Extent : Light, Are tration Roof	ea Affecte	ed : 100%			
No Component	62%							
Distribution	• • • •				an e	•	h 22.202	
Ductwork/Diffusers	20%			LIFE	* *	2	\$32,200	
No Component Terminal Devices	80%							
Fan Coil - 2 Pipe	5%	Now	\$42,800	2038	* *	1	\$1,800	
ran con 21 pc			Ioderate, Area Affe		6	1	Ψ1,000	
			Hospital, Board C ectrical Defects	of Educat	tion Office And Sta	ff Lounge	e, Multiple	
No Component	95%							
Ventilation	<u> </u>							
Distribution	2001			TIPE	ala -t-	2.5	#12.000	
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$13,800	
No Component	80%							

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

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

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Asset #: 14349

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans					
Roof	80% Now \$157,300		* 2	\$2,400	
	Malfunctioning, Extent: Moderate, A				
	Location: Roof, Multiple Mechanic	-			
	Other Observation, Extent : Severe, A	Area Affected : 100%			
	Location: Roof		,		
_	Explanation: Bathroom Problems				
Roof	20%	2028 \$39,300) 2	\$800	
Plumbing					
H/C Water Piping	1000/	2028 *:	b 1		
Brass/Copper	100%	2038 **	* 1		
Water Heater	1000/ 41 072 200	0 2020 072.20		ф1 400	
Gas Fired	100% 4+ \$72,200) 2	\$1,400	
	Broken, Extent : Moderate, Area Affe Location : Hot Water Pumps In Boi				
	Other Observation, Extent: Light, A				
	Location : Both Mechanical Rooms				
Sanitary Piping	Explanation: 2 Units Per Room				
Cast Iron	100%	LIFE *:	* 1		
Storm Drain Piping	10070	LIIL	1		
Cast Iron	100%	LIFE *:	* 1		
Backflow Preventer	10070	LILL			
No Component	90%				
Generic	10%	2028 \$3,000) 1	\$800	
Generic	Other Observation, Extent : Light, Ar		, 1	φοσσ	
	Location : Mechanical Rooms	55			
	Explanation : Boiler Feed Water Pi	ping Only			
Fixtures	1	1 0 ,			
Generic	100%				
Fire Suppression					
Sprinkler					
Generic	100%	2038 * *	* 1-2	\$34,700	
	No Backflow Preventer, Extent : Mod Location : Throughout	lerate, Area Affected : 100%	i		
	Other Observation, Extent: Moderat	e Area Affected : 70%			
	Location : Residence	c, m cu mjecieu . 7070			
	Explanation : Restaence Explanation : Sprinkler Piping Serv Supply Piping In Each Dwelling Ur	-	s From Th	e Domestic Water	

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

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

Page: 164

Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : HELP SEC - COTTAGE #1

Address : 124 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0090.000 / 14721 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 04-Dec-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088088

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$85,700
Mechanical		\$137,700
Total		\$223,500
Importance Code B		\$223,500
Total		\$223,500

EXPENSE FY 2020 FY 2021 FY 2022 FY 2023

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$55,100			
Interior Architecture	\$21,900		\$4,500	\$1,100
Electrical	\$400	\$300	\$500	\$500
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$82,300	\$1,200	\$6,700	\$2,500
Importance Code A	\$55,100			
Importance Code B	\$13,900	\$1,200	\$6,700	\$1,800
Importance Code C	\$13,200			\$700
Total	\$82,300	\$1,200	\$6,700	\$2,500



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

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

Asset #: 14721

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Glass: Special Gauge	5%		***	LIFE	* *	1		
Masonry: Brick Cavity	93%		\$21,700	LIFE	**	5	\$11,300	
		r Miss/Erod : Exterior	d, Extent : Modera Walls	te, Area I	Affected : 10%			
Windows								
Aluminum	98%			2045	* *	5	\$1,900	
Metal Louvers	2%			2038	* *	10	\$200	
Roof								
Single Ply Membrane	95%			2034	* *	10	\$31,500	
Skylight, Plastic		Now	\$31,300	2034	* *	1		
		-	ients, Extent : Mod	lerate, Ai	rea Affected : 20%			
	Location	: Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2038	* *	5	\$900	
Quarry Tile	10%			2034	* *	5	\$2,800	
Vinyl Tile	80%			2034	* *	3	\$5,500	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$3,400	
Ceramic Tile	5%			2038	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$19,600	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	* *	5	\$5,300	
Embossed Metal	60%			LIFE	* *	5	\$9,500	
Exposed Concrete	10%			LIFE	* *	5-10	\$2,200	
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2034	* *	5-10		
Chain Link	90%			2039	* *			
Site Pavements								
On-Site Walkways					a. •			
Asphalt	20%			2032	**			
Cast in Place Concrete	80%			2042	* *			
Activity Yard								
Asphalt	100%			2038	* *			

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

Under 600 Volts

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

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

Asset #: 14721

Electrical	Current R	epair Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029		5	\$100	
		tent : Light, Area Affecte	d : 100%			
	Location : Electrical					
	Explanation: 1-400	Amperes Main Disconne	ect Switch			
Transformers						
Dry Type	100%	2027		5		
		tent : Light, Area Affecte	d : 100%			
	Location : Electrical					
	Explanation: 1-112	.5 Kilo-volt-ampere, 480	hv-208/120lv			
Raceway	50 /	20-50	ناف نوان	,		
Conduit	5%	2059		1		
Conduit	95%	2029	\$13,500	1		
Panelboards				_		
Fused Disc Sw	4%	2028		5		
Fused Disc Sw	1%	2054		5		
Molded Case Bkrs	95%	2028	\$29,000	5	\$300	
Wiring						
Thermoplastic	95%	2029		1		
Thermoplastic	5%	2059	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$38,200	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	98%	2034		10	\$11,100	
	-	es, Extent : Light, Area A	ffected : 100%			
	Location : Througho					
Incandescent	2%	2024	\$4,100	2		
Egress Lighting						
Emergency, Service	60%	2034		1		
Exit, Service	40%	2029	\$1,700	1		
Exterior Lighting						
HID	100%	2024	\$47,600	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$1,400	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$2,300	

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

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.

Asset #: 14721

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•			
Energy Source							
Plant Campus Steam / PRV	100%		2049	* *	1		
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	
Air Conditioning							
Energy Source							
<u>Electricity</u>	100%		2037	* *	1		
Conversion Equipment Exterior Pkg Unit -	90%		2024	\$86,000	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,900	
Exhaust Fans							
Interior	80%		2024	\$33,600	2	\$300	
Roof	20%		2029	\$3,900	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2027	\$51,800	1		
Water Heater							
Electric	100%		2028	\$10,400	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$3,500	

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

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

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DEPT. OF HOMELESS SERVICES - FY 2019 Print Date: 19-Sep-2018

Asset Name : HELP SEC - COTTAGE #2

Address : 125 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A Program / Asset # : DHS0091.000 / 14722 Yr Built/Renovated

Area Sq Ft : 12,341 **Project Type** : HOMELESS SERVICES

Date of Survey : 04-Dec-2017 **Landmark Status** : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088089

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$85,700
Mechanical		\$137,700
Total		\$223,500
Importance Code B		\$223,500
Total		\$223,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$44,800			
Interior Architecture	\$19,000		\$4,500	\$1,100
Electrical	\$400	\$300	\$500	\$500
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$69,100	\$1,200	\$6,800	\$2,500
Importance Code A	\$44,800			
Importance Code B	\$14,000	\$1,200	\$6,800	\$1,800
Importance Code C	\$10,400			\$700
Total	\$69,100	\$1,200	\$6,800	\$2,500



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

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

Asset #: 14722

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick Cavity	93%			LIFE	* *	5	\$22,600	
Windows								
Aluminum	98%			2045	* *	5	\$1,900	
Metal Louvers	2%			2038	* *	10	\$200	
Roof								
Single Ply Membrane	95%			2034	* *	10	\$31,500	
Skylight, Plastic	5%	Now	\$31,300	2034	* *	1		
		issing Elem : Through	ents, Extent : Mode out	erate, Ar	rea Affected : 30%			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2038	* *	5	\$900	
Quarry Tile	10%			2034	* *	5	\$2,800	
Vinyl Tile	80%			2034	* *	3	\$5,500	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	\$1,400	
Concrete Masonry Unit	95%			LIFE	* *	5	\$20,700	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	* *	5	\$5,300	
Embossed Metal	60%			LIFE	* *	5	\$9,500	
Exposed Concrete	10%			LIFE	* *	5-10	\$2,200	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair	Future F	Replacement	M					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2029	\$2,600	5	\$100				
	Other Observation, Extent : Light, Area	Affected: I	100%						
	Location : Electrical Room								
	Explanation: 1-400 Amperes Main D	isconnect S	witch						
Transformers									
Dry Type	100%	2027	\$16,100	5					
, ,,	Other Observation, Extent : Light, Area	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room								
	Explanation: 1-112.5 Kilo-volt-ampe	re, 480hv-2	08/120lv						

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

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

Asset #: 14722

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	95%		2029	\$13,500	1		
Conduit	5%		2059	* *	1		
Panelboards							
Fused Disc Sw	4%		2028	\$1,200	5		
Fused Disc Sw	1%		2054	* *	5		
Molded Case Bkrs	95%		2028	\$29,000	5	\$300	
Wiring							
Thermoplastic	95%		2029	\$16,900	1		
Thermoplastic	5%		2059	* *	1		
Motor Controllers							
Locally Mounted	100%		2027	\$38,200	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	98%		2034	* *	10	\$11,100	
	-	s And Fixtures, Extent : Light, a : Throughout The Building	Area Af	fected : 100%			
			2021				
Incandescent	2%		2024	\$4,100	2		
Egress Lighting	600/		2024	de de			
Emergency, Service	60%		2034	**	1		
Exit, Service	40%		2029	\$1,700	1		
Exterior Lighting				*			
HID	100%		2024	\$47,600	10		
Alarm							
Security System	5 00/						
No Component	70%		2021			01.400	
Generic	30%		2034	* *	1	\$1,400	
Fire/Smoke Detection							
No Component	70%		2621	* *		**	
Generic, Digital	30%		2034	**	1-3	\$2,300	

Mechanical	Current Repair	Future Rep	olacement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Esti FY		vcle Estimated Cost (rs)	Priority
Heating					
Energy Source					
Plant Campus Steam /	100%	2049	* *		
PRV					
Terminal Devices					
Convector/Radiator	100%	2034	* *	\$4,000	
Air Conditioning					
Energy Source					
Electricity	100%	2037	* *		

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

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

Asset #: 14722

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$86,000	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,900	
Exhaust Fans							
Interior	80%		2024	\$33,600	2	\$300	
Roof	20%		2024	\$3,900	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2027	\$51,800	1		
Water Heater							
Electric	100%		2028	\$10,400	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$3,500	

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

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

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Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : HELP SEC - COTTAGE #3

Address : 126 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0092.000 / 14723 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 04-Dec-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088090

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical		\$85,700
Mechanical		\$137,700
Total		\$223,500
Importance Code B		\$223,500
Total		\$223,500

Total \$223,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,500			
Interior Architecture	\$20,200		\$4,500	\$1,100
Electrical	\$400	\$300	\$500	\$500
Mechanical	\$4,900	\$900	\$1,800	\$900
Site Pavements	\$300			
Total	\$39,300	\$1,200	\$6,800	\$2,500
Importance Code A	\$13,500			
Importance Code B	\$14,000	\$1,200	\$6,800	\$1,800
Importance Code C	\$11,800			\$700
Total	\$39,300	\$1,200	\$6,800	\$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.

Asset #: 14723

Architecture		Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior								
Exterior Walls								
Cast in Place Concrete	2%		LIFE	* *	5	\$2,400		
		ded, Extent : Light, Area Affe	cted : 2%	Ó				
	Location	: Various						
Glass: Special Gauge	5%		LIFE	* *	1			
Masonry: Brick	93%		LIFE	* *	5	\$22,600		
Windows								
Aluminum	100%		2045	* *	5	\$2,000		
Roof								
Single Ply Membrane	95%		2034	* *	10	\$31,500		
Skylight, Plastic	5%		2034	* *	1			
Soffits								
Cast in Place Concrete	100%		LIFE	* *	5			
nterior								
Floors								
Cast in Place Concrete	5%		LIFE	* *	5	\$4,000		
Ceramic Tile	5%		2038	* *	5	\$900		
Quarry Tile	10%		2034	* *	5	\$2,800		
Vinyl Tile	80%		2034	* *	3	\$5,500		
Interior Walls								
Cast in Place Concrete	2%		LIFE	* *	10	\$1,400		
Ceramic Tile	5%		2038	* *	5	\$1,400		
Concrete Masonry Unit	93%		LIFE	* *	5	\$20,300		
Ceilings								
AcousTileSusp.Lay-In	30%		2042	* *	5	\$5,300		
Embossed Metal	60%		LIFE	* *	5	\$9,500		
Exposed Concrete	10%		LIFE	* *	5-10	\$2,200		
ite Pavements						-		
On-Site Walkways								
Asphalt	5%		2038	* *				
Cast in Place Concrete	95%	4+ \$300	2042	* *				
	Cracking/	Crumbling, Extent : Moderate	, Area Aj	ffected : 2%				
		: Front Entrance						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts	•			
Service Equipment				
Fused Disc Sw	100%	2029 \$2,600	5 \$100	
	Other Observation, Extent : Light, Area	Affected: 100%		
	Location: Electrical Room			
	Explanation: One 400 Amperes Main	Disconnect Switch		

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

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

Asset #: 14723

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2027	\$16,100	5		
	Other Observation, Extent : I	ight, Area Affected :	100%			
	Location : Electrical Room					
	Explanation: One 112.5 Ki	lo-volt-ampere, 480h	v-208/120lv			
Raceway						
Conduit	95%	2029	\$13,500	1		
Conduit	5%	2059	* *	1		
Panelboards						
Fused Disc Sw	4%	2028	\$1,200	5		
Fused Disc Sw	1%	2054	* *	5		
Molded Case Bkrs	95%	2028	\$29,000	5	\$300	
Wiring						
Thermoplastic	95%	2029	\$16,900	1		
Thermoplastic	5%	2059	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$38,200	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	98%	2034	* *	10	\$11,100	
	T-8 Lamps And Fixtures, Exte		cted : 100%			
	Location: Throughout The	Building				
Incandescent	2%	2024	\$4,100	2		
Egress Lighting						
Emergency, Service	60%	2034	* *	1		
Exit, Service	40%	2029	\$1,700	1		
Exterior Lighting						
HID	100%	2024	\$47,600	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$1,400	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$2,300	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%		2049	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$4,000	

Air Conditioning

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

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

Asset #: 14723

Mechanical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$86,000	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,900	
Exhaust Fans							
Interior	80%		2024	\$33,600	2	\$300	
Roof	20%		2024	\$3,900	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2027	\$51,800	1		
Water Heater							
Electric	100%		2028	\$10,400	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$3,500	

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : HELP SEC - COTTAGE #4

Address : 127 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0093.000 / 14724 Yr Built/Renovated :

Area Sq Ft : 12,341 Project Type : HOMELESS SERVICES

Date of Survey : 04-Dec-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1819 Lot : 10 BIN : 1088091

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$136,200
Electrical		\$85,700
Mechanical		\$137,700
Total		\$359,700
Importance Code B		\$359,700
Total		\$359,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,100		\$400	
Interior Architecture	\$23,900		\$2,600	\$3,100
Electrical	\$400	\$300	\$500	\$500
Mechanical	\$4,900	\$900	\$1,800	\$900
Total	\$58,300	\$1,200	\$5,300	\$4,500
Importance Code A	\$29,100		\$400	
Importance Code B	\$15,900	\$1,200	\$4,900	\$3,800
Importance Code C	\$13,200			\$700
Total	\$58,300	\$1,200	\$5,300	\$4,500



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

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

Asset #: 14724

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Glass: Special Gauge	5%			LIFE	* *	1		
Masonry: Brick	93%			LIFE	* *	5	\$22,600	
Windows								
Aluminum	97%			2045	* *	5	\$1,900	
Metal Louvers	3%			2032	* *	10	\$400	
Roof								
Single Ply Membrane	95%			2034	* *	10	\$31,500	
Skylight, Plastic	_	Now	\$15,600	2034	* *	1		
		-	ents, Extent : Seve	re, Area	Affected : 30%			
	Location	: Through	out					
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,000	
Ceramic Tile	5%			2038	* *	5	\$900	
Quarry Tile	5%			2034	* *	5	\$1,400	
Vinyl Tile	85%			2029	\$136,200	3	\$7,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$3,400	
Ceramic Tile	5%			2038	* *	5	\$1,400	
Concrete Masonry Unit	90%			LIFE	* *	5	\$19,600	
Ceilings								
AcousTileSusp.Lay-In	30%			2042	* *	5	\$5,300	
Embossed Metal	60%			LIFE	* *	5	\$9,500	
Exposed Concrete	10%			LIFE	* *	5-10	\$2,200	
Site Pavements								
On-Site Walkways								
Asphalt	90%			2032	* *			
Cast in Place Concrete	10%			2034	* *			

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2029 \$2,600	5 \$100	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Electrical Room			
	Explanation: One 400 Amperes Main	Disconnect Switch		

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

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

Asset #: 14724

lectrical Current Repair Fut		Futu	Future Replacement		Maintenance	
		t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
•		'	•			
100%		2027	\$16,100	5		
Other Observe	vation, Extent : Light, Are	ea Affectea	d: 100%			
Location : E	Electrical Room					
Explanation	ı : One 112.5 Kilo-volt-aı	mpere, 480	0hv-208/120lv			
95%		2029	\$13,500	1		
			*. *.	_		
					4.00	
95%		2028	\$29,000	5	\$300	
0.707						
5%		2059	* *	1		
1000/		2025	Ф20,200	_	0100	
100%		2027	\$38,200	5	\$100	
000/		2024	* *	10	¢11 100	
	nd Firtures Extent : Liel			10	\$11,100	
-		и, лгеи лу	jecieu . 10070			
	Thoughout The Buttuing	2024	¢4.100	2		
2%		2024	\$4,100			
600/		2024	* *	1		
40%		2029	\$1,700	1		
1000/		2024	\$47,600	10		
10070		2024	\$47,000	10		
70%						
		2034	* *	1	\$1,400	
3070		203 ⁻ T			Ψ1,π00	
70%						
		2034	* *	1-3	\$2,300	
	% of Fa Total (1) 100% Other Observ Location: I Explanation 5% 95% 4% 1% 95% 100% 78% 78 Lamps Ai	% of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent: Light, Are Location: Electrical Room Explanation: One 112.5 Kilo-volt-at 5% 95% 4% 1% 95% 95% 100% T-8 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building 2% 60% 40% 100% 70% 70%	Nof Total (Years) Year FY	100% 2027 \$16,100 Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : One 112.5 Kilo-volt-ampere, 480hv-208/120lv 5% 2059 ** 95% 2029 \$13,500 4% 2028 \$1,200 1% 2054 ** 95% 2029 \$16,900 5% 2029 \$16,900 5% 2029 \$16,900 5% 2029 \$13,500 4% 2028 \$29,000 95% 2029 \$16,900 5% 2029 \$16,900 5% 2029 \$16,900 5% 2029 \$13,200 4	100% 2027 \$16,100 5	Note Fail Date Estimated Cost Year Estimated Cost (Years) Estimated Cost FY Estimated Cost Cycle (Years) Estimated Cost Cycle (Years) Estimated Cost Cycle Cyc

Mechanical	Current F	Repair F	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Plant Campus Steam /	100%	20	049	* *	1		
PRV							
Terminal Devices							
Convector/Radiator	100%	20	034	* *	1	\$4,000	

Air Conditioning

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

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

Asset #: 14724

Mechanical	echanical Current Repair Future Re		e Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	90%		2024	\$86,000	2	\$700	
Cooling							
No Component	10%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,900	
Exhaust Fans							
Interior	80%		2024	\$33,600	2	\$300	
Roof	20%		2024	\$3,900	2	\$100	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2027	\$51,800	1		
Water Heater							
Electric	100%		2028	\$10,400	4	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$3,500	

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

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

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Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : HELP SEC - MAIN BLDG.

Address : 111 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 68,087 Project Type : HOMELESS SERVICES

Date of Survey : 04-Dec-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1819 Lot : 10 BIN : 1088087

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,091,100	\$277,500
Interior Architecture	\$236,600	\$39,300
Electrical		\$1,480,900
Mechanical	\$42,200	\$1,393,500
Site Enclosure	\$153,100	
Total	\$2,522,900	\$3,191,300
Importance Code A	\$2,091,100	\$277,500
Importance Code B	\$239,500	\$2,874,400
Importance Code C	\$192,400	\$39,300
Total	\$2,522,900	\$3,191,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,400			
Interior Architecture	\$88,700			\$8,900
Electrical	\$41,900	\$6,600	\$7,900	\$10,700
Mechanical	\$34,400	\$5,400	\$9,400	\$5,800
Site Enclosure	\$15,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$193,000	\$16,000	\$21,200	\$29,300
Importance Code A	\$8,400			
Importance Code B	\$129,600	\$16,000	\$21,200	\$29,300
Importance Code C	\$55,100			
Total	\$193,000	\$16,000	\$21,200	\$29,300



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

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

Asset #: 14720

Architecture	Current Repair Futu			placement	aintenance		
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	Location : Variou Diagonal Cracks, E Location : Rear C Exposed Reinforcer	\$810,300 g, Extent: Severe, A s Locations, Front, I Extent: Severe, Area of Building In Courty ment, Extent: Severe or Concrete Stair Nea	Rear And Side Affected : 15% ard Area , Area Affecte	s % d : 20%	5 Elevation	\$176,000 a And Various	1
		Ioderate, Area Affec	ted : 15%				
	Location : Variou						
Masonry: Brick Cavity	55%		LIFE	* *	5	\$86,000	
Windows	3370		EH E			ψου,σου	
Aluminum	95%		2045	* *	5	\$16,800	
Metal Louvers	5%		2038	* *	10	\$5,500	
Parapets	370		2030		10	ψ3,500	
Cast in Place Concrete	100%		LIFE	* *	5	\$117,100	
Roof	10070		EH E			Ψ117,100	
Single Ply Membrane	Location: Main F Patching Evident, E Location: Main F Ponding, Extent: S Location: Main F	Extent : Moderate, A Roof evere, Area Affected Roof Extent : Severe, Are Roof	rea Affected :	10%			1
Soffits	1000/		LIEE	* *	_		
Cast in Place Concrete	100%		LIFE	* *	5		
nterior Floors							
Cast in Place Concrete	8% 0-2 Cracking/Crumblin Location : Throug	\$4,300 g, Extent : Light, Ara ghout	LIFE ea Affected : 1	**	5	\$17,800	
Ceramic Tile	7% 0-2 Cracking/Crumblin Location: Throug	\$14,100 g, Extent : Light, Arc ghout	2038 ea Affected : 2	**	5	\$3,600	
Quarry Tile	15% 4+ Broken/Missing Ele Location : Kitcher	\$44,800 ements, Extent : Mod n Area	2042 Terate, Area A <u>f</u>	* * fected : 10%	5	\$11,500	
Vinyl Tile	70% 0-2 Cracking/Crumblin Location : Throug	\$31,000 g, Extent : Light, Arc ghout	2034 ea Affected : 2	**	3	\$26,800	

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

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

Asset #: 14720

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *	10	\$32,800	
Concrete Masonry Unit				LIFE	* *	5	\$78,600	
Glass Block	5%			LIFE	* *	10	\$2,600	
Masonry: Brick	10%			LIFE	* *	10	\$3,900	
Ceilings								
AcousTileSusp.Lay-In	30%		\$75,100	2034	* *	5	\$15,200	
	Cracking/	Crumbling,	Extent: Severe, A	rea Affec	cted : 40%			
	Location	: Through	out					
Exposed Concrete	70%			LIFE	* *	5-10	\$88,400	
Site Enclosure							·	
Fence/Gates								
Chain Link	100%	0-2	\$153,100	2055	* *			
		issing Elem : Various	ents, Extent : Seve	re, Area	Affected : 20%			
	Corrosion Location		xtent : Severe, Are	a Affecte	d : 40%			
Free Standing Walls								
Masonry: Brick	100%	Now	\$15,800	2059	* *			
,	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 80%			
			Dock Area, Garba					
Site Pavements								
On-Site Walkways								
Asphalt	30%			2032	* *			
Cast in Place Concrete	70%			2042	* *			
Parking/Driveway								
Asphalt	100%			2032	* *			

Electrical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$21,200	5	\$300	
	Other Observation, Extent : Light, Area	Affected :	: 100%			
	Location : Electrical Room					
	Explanation: One 1200 Amperes Mai	n Disconn	ect Switch			
Transformers						
Dry Type	100%	2027	\$16,100	5	\$300	
7 71	Other Observation, Extent : Light, Area	Affected :	: 100%			
	Location : Electrical Room					
	Explanation: 1-100 Kilo-volt-ampere	And 1-73	5 Kilo-volt-amper	e 480hv-	208/120lv	
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$124,700	5	\$300	

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

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

Asset #: 14720

Electrical	Current Repai	r Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway			****			
Conduit	95%	2029	\$96,000	1		
Conduit	5%	2039	* *	1		
Panelboards	100/	2020	# (000	_	#200	
Fused Disc Sw	10%	2028	\$6,900	5	\$200	
Molded Case Bkrs	90%	2028	\$61,800	5	\$1,600	
Wiring	000/	2020	¢1.41.200	1		
Thermoplastic	90%	2029	\$141,200 * *	1		
Thermoplastic	10%	2039	4- 4-	1		
Motor Controllers	1000/	2027	¢122 (00	_	\$500	
Locally Mounted	100%	2027	\$133,600	5	\$500	
Ground Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$2,000	
Stand-by Power	10070	LIFE			\$2,000	
Transfer Switches						
Automatic	100%	2027	\$11,500	1	\$21,000	
Generators	10070	2021	\$11,500	1	\$21,000	
Diesel	100%	2025	\$90,000	1	\$26,400	
Biesei	Other Observation, Extent				Ψ20,400	
	Location : Generator Roc		100,0			
	Explanation : One 40 Kil					
Batteries	2. promotion i one io ini					
Lead/Acid	100%	2020	\$1,500	5	\$2,500	
Fuel Storage	10070		\$1,000		\$2,000	
Day Tank	50%	2028	\$2,500	5	\$6,300	
Main Tank	50%	2032	**	5	\$1,000	
Lighting						
Interior Lighting						
Fluorescent	50%	2024	\$571,200	10	\$31,200	
	T-12 Lamps And Fixtures,	Extent : Light, Area Aff	·			
	Location: Throughout Th	he Building				
Fluorescent	10%	2039	* *	10	\$6,200	
11001000110	T-8 Lamps And Fixtures, E		cted : 100%	10	\$0, 2 00	
	Location : Throughout Th					
Fluorescent	10%	2034	* *	10	\$6,200	
Pidorescent	Compact Fluorescent Ligh		ffected · 100%	10	\$0,200	
	Location : Hallway And (gjeerea : 10070			
F1			* *	10	¢10.700	
Fluorescent	30%	2034		10	\$18,700	
	T-8 Lamps And Fixtures, E	-	ciea : 100%			
	Location: Throughout The	не Бинату				
Egress Lighting	400/	2024	012.700	1		
Emergency, Service	40%	2024	\$13,700	l		
Emergency, Service	15%	2034	* *	1		
Exit, Service	40%	2034	**	1		
Exit, Service	5%	2024	\$1,200	1		

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

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

Asset #: 14720

Electrical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting							
HID	100%		2024	\$262,400	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$7,600	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2034	* *	1-3	\$12,600	

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2049	* *	1		
Terminal Devices								
Convector/Radiator	95%			2027	\$331,000	1	\$20,900	
Fan Coil Unit/Heat	5%			2024	\$48,700	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	40%	0-2	\$42,200	2029	\$210,800	2	\$1,300	
Cooling								
			t : Severe, Area Aff	ected : 4	10%			
	Location	: Second I	Floor					
Split Unit	20%			2029	\$277,900			
Window/Wall Unit	40%			2024	\$54,200	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,100	
Exhaust Fans								
Interior	80%			2029	\$185,200	2	\$1,700	
Roof	20%			2029	\$21,600	2	\$400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2027	\$285,600	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$6,800	LIFE	* *	1		
	Leak Evid	ent, Extent	: Severe, Area Affe	cted : 10	00%			
	Location	: Roof Are	а					

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

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

Asset #: 14720

Mechanical	Current Repair	Future R	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2024	\$18,700	4	\$4,100	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Severe, A	Area Affected :	100%			
	Location: 1st Floor To 2nd Floor					
	Explanation: Not In Service					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$19,100	
Chemical System						
Generic	100%	2024	\$26,700	1-3	\$4,000	

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : HELP SEC - STORAGE BLDG.

Address : 133 SUNKEN GARDEN LOOP WARDS ISLAND

Borough : MANHATTAN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DHS0094.000 \, / \, 14739 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Area Sq Ft : 2,034 Project Type : HOMELESS SERVICES

Date of Survey : 25-Jun-2014 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1819 Lot : 10 BIN : 1088092

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Electrical	\$7,800			
Total	\$7,800			
Importance Code A				
Importance Code B	\$7,800			
Total	\$7,800			



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

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

Asset #: 14739

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	100%		LIFE	* *	5	\$6,200	
Windows							
Aluminum	100%		2041	* *	5		
Roof							
Not Accessible	100%						
Interior							
Floors							
Not Accessible	100%						
Interior Walls							
Not Accessible	100%						
Ceilings	•						-
Not Accessible	100%						

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Not Accessible	100%						
Transformers							
Not Accessible	100%						
Switchgear / Switchboard							
Not Accessible	100%						
Raceway							
Not Accessible	100%						
Panelboards							
Not Accessible	100%						
Wiring							
Not Accessible	100%						
Motor Controllers							
Not Accessible	100%						
Lighting							
Interior Lighting							
Not Accessible	100%						
Egress Lighting							
Not Accessible	100%						
Exterior Lighting							
HID	100%		2020	\$7,800	10		
Alarm							
Security System							
Not Accessible	100%						
Fire/Smoke Detection							
Not Accessible	100%						

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

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

Asset #: 14739

Mechanical		Current Repair			re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Air Conditioning								
Energy Source								
Not Accessible	100%							
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Dehumidifier								
Not Accessible	100%							
Ventilation								
Distribution								
Not Accessible	100%							
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Not Accessible	100%							
Water Heater								
Not Accessible	100%							
HW Heat Exchanger	10070							
Not Accessible	100%							
Sanitary Piping	10070							
Not Accessible	100%							
Storm Drain Piping	10070							
Not Accessible	100%							
Sump Pump(s)	10070							
Not Accessible	100%							
Pool Filter/Treatment	10070							
Not Accessible	100%							
	10070							
Sewage Ejector(s) Not Accessible	1000/							
	100%							
Backflow Preventer	1000/							
Not Accessible	100%							
Fixtures	1000/							
Not Accessible	100%							

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

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

DEPT. OF HOMELESS SERVICES - 071 HELP SEC - STORAGE BLDG.

Asset #: 14739

Mechanical	Cı	Current Repair Future Replacement Maintenance		Future Replacement		Maintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Not Accessible	100%						
Escalators							
Not Accessible	100%						
Fire Suppression							
Standpipe							
Not Accessible	100%						
Sprinkler							
Not Accessible	100%						
Fire Pump							
Not Accessible	100%						
Chemical System							
Not Accessible	100%						

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Date of Survey : 25-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3,4

Block : 3699 Lot : 1 BIN : 3083637

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$57,300	\$187,800
Interior Architecture	\$420,800	\$94,300
Electrical	\$1,206,000	\$356,000
Mechanical	\$138,600	\$619,400
Total	\$1,822,700	\$1,257,500
Importance Code A	\$57,300	\$206,700
Importance Code B	\$1,555,000	\$1,006,400
Importance Code C	\$210,400	\$44,400
Total	\$1,822,700	\$1,257,500

Total	\$67,800	\$25,500	\$29,600	\$46,700
Importance Code C	\$4,500			
Importance Code B	\$51,000	\$17,900	\$20,600	\$25,800
Importance Code A	\$12,400	\$7,600	\$9,000	\$20,900
Total	\$67,800	\$25,500	\$29,600	\$46,700
Mechanical	\$33,300	\$17,700	\$20,500	\$15,800
Electrical	\$20,500	\$7,700	\$7,800	\$6,900
Interior Architecture	\$9,200			\$10,700
Exterior Architecture	\$4,900		\$1,300	\$13,300
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1973

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	0.50/					_	4.22 100	
Masonry: Brick	95%			LIFE	**	5	\$133,400	
			xtent : Light, Area Windows On 2nd B		: 1% ng Williams Avenu	10		
Masonry: Limestone	5%	. Mouna	windows On 2nd 1	LIFE	**	5	\$5,300	
Windows	370			LIFE			\$5,500	
Aluminum	90%			2043	* *	5	\$26,700	
Metal Louvers		Now	\$1,800	2036	* *	3	\$20,700	
Wictai Louveis			ents, Extent : Ligh		ffected : 10%			
			4th Floor, Through		yyeered (10,0			
			Extent : Moderate, 1		ected : 100%			
		: Through		11 000 1 199 0				
		_		n The Ex	terior Of The Wind	dows		
Parapets	1		<u> </u>		J			
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$10,000	
Masonry: Brick	75%	0-2	\$57,300	LIFE	* *	5	\$9,700	
•	Efflorescen	ce, Extent	: Moderate, Area	Affected	: 15%			
	Location	: Through	out					
Metal Panel	5%			2047	* *	5	\$2,500	
Metal: Cage/Fence	5%	Now	\$2,600	2032	* *	5	\$2,100	
2	Corrosion/	Rusting, E	xtent : Moderate, 1	Area Affe	cted : 15%			
	Location	: Recreati	on Yard On Lower	Roof				
	Deformed/I	Dented, Ex	ctent : Moderate, A	rea Affe	cted : 5%			
	Location	: Recreati	on Yard On Lower	Roof				
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,100	
Roof								
Asphalt Macadam	10%	Now	\$400	2027	\$21,100	5	\$2,000	
	Cracking/C	Crumbling,	Extent: Light, Ar	ea Affecto	ed : 10%			
	Location	: Through	out					
	Water Pene	etration, E	xtent : Light, Area	Affected	: 2%			
	Location	: Through	out					
Modified Bitumen	90%			2037	* *	10	\$54,400	
	Recent Rep	lace Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out					
erior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$25,000	
Ceramic Tile		Now	\$45,200	2030	* *	5	\$5,700	
			Extent: Moderate	, Area Aj	ffected : 40%			
		: Through	out					
Marble Panels	5%			LIFE	* *	5	\$4,300	-
Vinyl Tile	75%	Now	\$74,300	2032	* *	3	\$32,100	
	Cracking/C	Crumbling,	Extent: Light, Ar	ea Affecto	ed : 30%			
	Location	: Through	out					

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

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

Asset #: 1973

Architecture		Current l	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	/					_		
Ceramic Tile	5%		\$89,300	2030	**	5	\$5,300	
			Extent : Light, Are	ea Affecti	ed: 40%			
~		ı : Through	out				#0. = 00	
Concrete Masonry Unit			4.500	LIFE	* *	5	\$8,500	
Gypsum Board		Now	\$4,500	LIFE	**	5	\$12,700	
	_	Crumbling, 1: Through	, Extent : Light, Are out	га Ајјест	ea : 10%			
Masonry: Brick	5%			LIFE	* *			
Plaster	70%	Now	\$121,100	LIFE	* *	5	\$44,400	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	ı : Through	out					
	Water Per	netration, E	Extent : Light, Area	Affected	: 5%			
	Location	ı : Through	out					
Ceilings								
AcousTileSusp.Lay-In	10%		\$4,700	2040	* *	5	\$5,700	
	_	Crumbling, 1 : Through	, Extent : Light, Are cout	ea Affecto	ed : 10%			
Exposed Concrete	10%	Now	\$37,500	LIFE	* *	5	\$1,800	
-	Corrosion	/Rusting, E	Extent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Steel Me	embers, Ash Hoist A	rea				
	Cracking/	Crumbling,	, Extent : Moderate	, Area Aj	ffected : 15%			
	Location	ı : Meter R	oom In Boiler Roon	n, Old As	sh Hoist Area			
			Extent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Ash Hoi.	st Area					
Metal Panel	10%	ı		LIFE	* *	5	\$14,300	
Plaster	70%	0-2	\$53,500	LIFE	* *	5	\$49,900	
	_	Crumbling, 1 : Recreati	, Extent : Moderate on Room	, Area Aj	ffected : 10%			
	Water Per	netration, E	Extent : Moderate, A	rea Affe	ected : 5%			
		ı : Recreati		33				

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2027	\$18,900	5	\$200	
	Other Observation, Extent : Moderate,	Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: One 2000 Ampere Mair	n Disconnec	t Switch			
Fused Disc Sw	50%	2047	* *	5	\$200	
	Other Observation, Extent: Moderate,	Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: One 1200 Ampere Mair	n Disconnec	t Switch			

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

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

Asset #: 1973

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	25%		2047	* *	5	\$100	
Fused Disc Sw	50%		2027	\$62,300	5	\$200	
Molded Case Bkrs	25%		2047	* *	5	\$600	
Raceway							
Conduit	25%		2047	* *	1		
Conduit	75%		2027	\$75,800	1		
Panelboards							
Fused Disc Sw	10%		2026	\$9,200	5	\$200	
Fused Toggle Switch	10%	2-4 \$9,200	2052	* *	5	\$100	
		ed Life, Extent : Moderate, A : Basement	rea Affec	eted : 100%			
Molded Case Bkrs	75%		2026	\$68,600	5	\$1,700	
Molded Case Bkrs	5%		2043	* *	5	\$100	
Wiring							
Braided Cloth	30%	2-4 \$47,100	2052	* *	1		
		Aged, Extent : Moderate, Ard : Throughout The Building	ea Affecte	ed : 100%			
Thermoplastic	50%		2037	* *	1		
Thermoplastic	20%		2027	\$31,400	1		
Motor Controllers							
Locally Mounted	100%		2025	\$99,000	5	\$600	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,300	
Stand-by Power							
Transfer Switches	1000/		2025	011 700		#2 < 5 00	
Automatic	100%		2025	\$11,500	1	\$26,500	
Generators	1000/		2022	Φ00 000		#22 400	
Diesel	100%		2023	\$90,000	1	\$33,400	
		ervation, Extent : Moderate, . : Outside	Area А <u></u>	естеа : 100%			
		ion : One 188 Kva					
Batteries	Ехріапаі	ion . One 100 Kva					
Lead/Acid	100%		2020	\$1,500	5	\$3,200	
Fuel Storage		·					
Main Tank	100%		2030	* *	5	\$2,200	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Outside					
	Explanat	ion : One 275 Gallon Tank					

Lighting

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

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

Asset #: 1973

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$3,500	
	Compact Fluorescent Light, Extent . Location : Throughout The Buildin		Area Affected : 100)%		
Fluorescent	45%	2022	\$575,800	10	\$31,500	
	Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : T-12 Lamps		: 100%			
Fluorescent	50%	2032	* *	10	\$35,000	
	Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : T-8 Lamps		: 100%			
Egress Lighting						
Emergency, Service	30%	2032	* *	1		
Emergency, Battery	20%	2027	\$21,000	10	\$3,700	
Exit, Service	30%	2027	\$7,800	1		
Exit, Service	20%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$332,100	10	\$300	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$3,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2022	\$91,100	1-3	\$5,300	

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$75,500	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Basement					
	Explanation: 2 Natural Gas Fired Ste	am Boiler.	S			
Distribution						
Central Plant Steam	100%	2037	* *	4	\$5,600	
Piping/Pmp						

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

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

Asset #: 1973

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating						
Terminal Devices						
Air Handler	45%	2027	\$461,300	1	\$21,200	
Convector/Radiator	50% Now \$19,50	0 2032	* *	1	\$11,100	
	Broken, Extent : Light, Area Affected	l: 10%				
	Location: Traps And Thermostats					
Fan Coil Unit/Heat	5%	2027	\$54,600	1	\$1,200	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	10%	2027	\$59,000	2	\$500	
Cooling	4007	2022	# 60 000			
Window/Wall Unit	40%	2022	\$60,800	1		
	Other Observation, Extent: Light, A Location: 3rd Floor	rea А ffесtea	: 30%			
			Od			
N. G	Explanation: Third Floor Units M	aintainea By	Otners			
No Component	50%					
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$42,500	
Exhaust Fans	10076	LIFE		2-3	\$42,300	
Interior	100% Now \$77,80	0 2032	* *	2	\$1,900	
interior	Not in Service, Extent : Severe, Area		00%	2	\$1,900	
	Location: 3rd And 4th Floors	rijjecica . r	0070			
	Other Observation, Extent: Light, A	rea Affected	. 20%			
	Location: 3rd And 4th Floors	rea rijjeeiea	. 2070			
	Explanation: Some Large Ceiling	Fans Have I	Reen Installed			
Plumbing	Zupramanon i some Zunge cennig	2 0000 22007 0 2	Total Instituted			
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Gas Fired	100%	2025	\$44,500	2	\$1,100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Broken, Extent : Moderate, Area Affa					
	Location : North Side Over Recrea	tion Room, I	Probable Cracked	Storm D	rain Pipe	
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$2,700	
Backflow Preventer						
No Component	50%					
Generic	50%	2032	* *	1	\$2,300	
					· · · · · · · · · · · · · · · · · · ·	
Fixtures Generic	100%				-	

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler Generic	100%	2047 **	1-2 \$21,400	
Fire Pump Generic	100%	2036 **	1 \$14,200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : JACKSON FAMILY RESIDENCE

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

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 28-Jun-2017 Landmark Status : NONE

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

Block : 2567 Lot : 13 BIN : 2003811

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$398,100	\$86,900
Interior Architecture	\$88,800	\$125,100
Electrical		\$399,900
Mechanical	\$99,600	\$82,000
Total	\$586,500	\$693,900
Importance Code A	\$398,100	\$86,900
Importance Code B	\$188,400	\$564,900
Importance Code C		\$42,100
Total	\$586,500	\$693,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,400		_	\$300
Interior Architecture	\$5,900	\$2,200		\$14,400
Electrical	\$26,700	\$3,700	\$5,500	\$3,900
Mechanical	\$35,100	\$18,800	\$14,200	\$6,700
Site Enclosure	\$11,000			
Site Pavements	\$33,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$141,400	\$28,600	\$23,600	\$29,200
Importance Code A	\$28,500	\$3,000	\$3,000	\$3,400
Importance Code B	\$62,700	\$25,600	\$20,600	\$25,700
Importance Code C	\$50,200			
Total	\$141,400	\$28,600	\$23,600	\$29,200



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

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

Asset #: 52

chitecture	Current Repair Future Re		e Replacement	eplacement Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Glass Block	2%		LIFE	* *	5	\$600		
Masonry: Brick	70% 0-2	\$210,000	LIFE	**	5	\$34,100		
	Diagonal Cracks, Exte		ea Affec	ted: 2%				
	Location : Main Out			A.CC 4 - 1 - 250/				
	Jnt Mortar Miss/Erod, Location : Througho		e, Area A	Ајјества : 25%				
	Caulking Deteriorated		ta Amaa	Affactad , 250/				
	Location : Control Je		ie, Area	Affectea : 25%				
Pre-Cast Concrete	28%	nus Imougnoui	LIFE	* *	5	\$44,300		
Windows	2070		LIFE		3	φ 11 ,300		
Aluminum	100% Now	\$188,100	2044	* *	5	\$5,500		
THUMMIN	Air Infiltration, Extent	·		l : 15%	5	ψ2,200		
	Location : Througho		33					
	Glazing Broken/Cracked, Extent: Severe, Area Affected: 2%							
	Location : Roof Cup			55				
	Hardware Missing, Ex		Area Affe	cted : 25%				
	Location : Througho							
	Caulking Deteriorated	, Extent : Modera	te, Area	Affected : 25%				
	Location : Througho	ut Facade, Roof (Cuppola					
Parapets								
Masonry: Brick	30% 0-2	\$15,900	LIFE	* *	5	\$500		
	Jnt Mortar Miss/Erod,		Area Affe	ected : 20%				
	Location : Above Ro	-						
	Caulking Deteriorated		te, Area	Affected : 10%				
	Location : Control Jo	oints						
Metal Panel	10%		2038	* *	5	\$600		
Metal Rail	40%		2045	* *	5-10	\$10,800		
No Component	20%							
Roof	250/ 0.2	φ σ. 3 00	20.11	* *				
Metal Panel	35% 0-2	\$5,300	2041					
	Deteriorated Finish, E		Area Afj	ectea : 25%				
	Location: Througho		naa Aff-	at ad 1 10/				
	Seams Open/Split, Ext Location : Roof	em : Moaerate, A	геи Ајјес	neu : 170				
Modified Ditumon			2026	* *	10	\$42.600		
Modified Bitumen Soffits	65%		2036		10	\$42,600		
Cast in Place Concrete	100%		LIFE	* *	5			
erior	10070		L 11 L					

Interior

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

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

Asset #: 52

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System	0/ 6		-		-				
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	5%			2024	\$57,700	3	\$6,600		
Cast in Place Concrete	5%			LIFE	**	5	\$9,700		
Ceramic Tile	10%		\$35,000	2037	**	5	\$4,400		
			Extent : Moderate, A	Area Affe	ected : 25%				
		: Bathroo		A CC 4 - 1	. 250/				
		aea, Extent : Bathroot	: Moderate, Area . m Showers	Ајјестеа	: 23%				
Cl 477' 1/D 11		. Buili ooi	n snowers	2022	* *		#12.200		
Sheet Vinyl/Rubber	10%	0.2	¢52 000	2033	* *	5	\$13,300		
Vinyl Tile	70%		\$53,800 Extent: Light Ar	2033		3	\$23,200		
	_	ститвипg, : At Entra	Extent : Light, Are	ги Ајјест	еи . 1370				
Interior Walls	Locuion	111 LIIII U	INCO ENUS						
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,000		
Glass: Single Pane	2%			LIFE	* *	5	\$1,500		
Gypsum Board		Now	\$5,900	LIFE	* *	5	\$42,100		
- y F			ıt, Extent : Light, A		cted : 15%	-	¥ :=,- v		
			Closet First Floor A						
	Water Per	etration, E	xtent : Moderate, A	Area Affe	ected : 5%				
	Location	: Supply C	Closet First Floor						
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 5%				
	Location	: First Flo	oor Supply Closet						
		tion : Mold	On Walls And Ode						
Masonry: Brick	3%			LIFE	* *				
Ceilings	400/					_			
Exposed Concrete	10%			LIFE	* *	5	\$1,400		
Gypsum Board	75%			LIFE	* *	5	\$83,000		
Plaster	15%			LIFE	* *	5	\$8,300		
Site Enclosure Fence/Gates									
Chain Link	25%			2048	* *				
Exposed Struc: Steel	45%			LIFE	* *				
Exposed Struc. Steel		ling Extent	: Moderate, Area		: 75%				
		_	out, Galvanized St						
Iron Picket	25%	0-2	\$11,000	2048	* *				
non i leket			Extent : Moderate, A		ected : 30%				
		_							
		Location : Troughout Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		: Through		33					
Iron Picket	5%			2063	* *				
Retaining Walls									
Cast in Place Concrete	100%			2063	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	* *				

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

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

Asset #: 52

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Fail Date F Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
te Pavements								
On-Site Walkways								
Cast in Place Concrete	85% Now	\$31,000	2041	* *				
	Cracking/Crumbling, E	xtent : Severe, A	rea Affec	eted : 30%				
	Location: Throughou	t Front Entry Ar	ea					
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
	Location: Front Entry Area, Tree Roots							
	Tripping Hazard, Exten	t : Severe, Area	Affected	: 20%				
	Location: Throughou	t Front Entry Ar	ea					
Cast in Place Concrete	15%		2041	* *				
Parking/Driveway								
Asphalt	100% 0-2	\$2,300	2031	* *				
	Cracking/Crumbling, E	xtent : Moderate	, Area Aj	ffected : 15%				
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location: Throughou	t						
	Explanation : Vegetat	ion Growth						
Activity Yard								
Rubber Matting	100%		2033	* *				

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$300	
	Other Observation, Extent:	Light, Area Affected : 100%				
	Location: Electrical Room	1				
	Explanation : Main Service	e Switch Rated At 800 Ampe	res			
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$300	
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$1,600	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100% 2-4	\$9,700 LIFE	* *	5	\$900	
	Other Observation, Extent:				·	
	Location: Water Main					
	Explanation: Corroded					
C4 J 1 D						

Stand-by Power

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

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

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

Asset #: 52

Electrical	Current Repair	Future Replacement	M	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
Stand-by Power									
Batteries									
Lead/Acid	100%	2022 \$1,500	5	\$2,300					
	Abandoned In Place, Extent : Light, Are	ea Affected : 100%							
	Location: Basement	ACC							
	Other Observation, Extent : Light, Area Location : Basement	Ађестеа : 100%							
	Explanation: Uninterruptible Power S	Sunnly 55 Amnaras 245 Va	lte DC						
Lighting	Explanation: Ontherruptible Fower S	supply 33 Amperes 243 vo	us DC						
Interior Lighting									
LED	94%	2033 **							
	Other Observation, Extent : Light, Area								
	Location: Throughout								
	Explanation: Motion Sensors								
LED	6% Now \$8,600	2033 **							
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location: 2nd Floor Multipurpose Room And 1st Floor Classrooms								
	Explanation: Lens Covers Are Missin	g							
Egress Lighting									
Emergency, Battery	50%	2028 \$42,000	10	\$7,400					
Exit, Battery	50%	2028 \$35,600	10	\$2,100					
Exterior Lighting	200/								
LED	30%	2033 **							
No Component	70%								
Alarm									
Security System No Component	50%								
Generic	50% Now \$1,900	2033 **	1	\$10,300					
Generic	Devices Damaged, Extent: Moderate, A		1	\$10,500					
	Location: 1st Floor And Residential U								
	Other Observation, Extent : Moderate, A	Area Affected : 50%							
	Location: 1st Floor And Residential Units								
	Explanation: Intercom Does Not Wor	k							
Fire/Smoke Detection									
No Component	50%								
Generic, Analog	50% Now \$6,400	2028 \$322,400	1-3	\$17,100					
	Malfunctioning, Extent : Moderate, Are Location : Throughout	a Affected : 100%							
	Other Observation, Extent : Moderate, A	Area Affected : 10%							
	Location : Throughout								
	Explanation: Kitchen Smoke Detector	rs Are Creating False Alari	ns						

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

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.

Asset #: 52

Mechanical	Current Repair Future F		Replacement	eplacement Maintenance					
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Energy Source									
Natural Gas	100%	2048	* *	1					
Conversion Equipment									
Hot Water Boiler	100%	2041	**	1	\$30,200				
	Other Observation, Extent	: Light, Area Affected :	100%						
	Location: Basement	III. Water Dellar E		T. D.	W-11 Maintain A				
District and an	Explanation: 2 Gas Fired	d Hot Water Boilers - E	<i>qu</i> ıртепt Арреан	's To Be	Well Maintained				
Distribution Hot Wtr Piping/Pump	100%	2044	* *	4	\$4,500				
Terminal Devices									
Air Handler	10%	2028	\$82,000	1	\$3,800				
Convector/Radiator	90%	2033	* *	1	\$17,700				
Air Conditioning									
Energy Source	1000/	2044	* *	1					
Electricity	100%	2044	4. 4.	1					
Conversion Equipment Split Unit	8%	2023	\$99,600						
Split Ollit	070 Other Observation, Extent								
	Location: Lower Roof								
	Explanation : Deteriorate	ed Condenser Pine Insu	lation						
Split Unit	2% Now	\$24,900 2038	* *						
Spirt Offic	2% Now \$24,900 2038 Malfunctioning, Extent: Moderate, Area Affected: 100%								
	Location : Pre-K And Toddler Room								
	Unit Inoperable, Extent: Moderate, Area Affected: 100%								
	Location: Lower Roof								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Lower Roof Outdoor Units, Pre-K And Toddler Room Indoor Units								
	Explanation: Outdoor U. Indoor Units Malfunction		ooms Affected Pro	K And	Toddler Room,				
Window/Wall Unit	10%	2021	\$12,200	1					
No Component	80%								
Distribution									
Ductwork/Diffusers	10% Now	\$600 LIFE	* *	2	\$7,900				
	Insul. Deteriorating, Exten Location: Basement Hali		: 2%						
	Other Observation, Extent: Light, Area Affected: 10%								
	Location: Basement And 2nd Floor Multi Purpose Room								
	Explanation: Ductwork I	n Basement And Multi I	Purpose Room 2r	ad Floor					
No Component	90%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$34,000				

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

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

Asset #: 52

Mechanical	Current Repair	Future Replacement	N	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority				
Ventilation									
Exhaust Fans									
Roof	99%	2033 *	* 2	\$1,900					
	Other Observation, Extent : Light, Are Location : Roof	ea Affected : 100%							
	Explanation : Equipment Appears To	o Be Well Maintained							
Wall Unit	1%	2033 *	* 2						
wan em	Other Observation, Extent : Light, Are		-						
	Location : Basement Boiler Room	33							
	Explanation: 1 Unit								
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2048 *	* 1						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Basement								
	Explanation: Booster Pump								
Sanitary Piping	1000/	TIEE *	& 1						
Cast Iron	100% Other Observation Extent: Light Ar	LIFE	* 1						
	Other Observation, Extent : Light, Area Affected : 1% Location : 1st Floor Hallway By Director Office								
	Explanation: Time To Time The Bui	==	Rackun In	1st Floor					
	Hallway.	iums Experiences sewase	вискир т	131 1 1001					
Storm Drain Piping	•								
Cast Iron	100%	LIFE *	* 1						
Sump Pump(s)									
Non-Submersible	100%	2028 \$8,90) 4	\$1,900					
Fixtures									
Generic	100%								
Vertical Transport									
Elevators	100%	LIFE *	*						
Hydraulic		LIFL	•						
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st To 2nd Floor								
	Explanation: 1 Unit								
Fire Suppression									
Sprinkler									
Generic	100%	2038 *	* 1-2	\$17,100					
	No Backflow Preventer, Extent: Light	, Area Affected : 100%		•					
	Location: Basement								

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : JAMAICA ASSESSMENT CENTER

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 05-Jun-2015 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$60,700	_
Interior Architecture		\$327,700
Electrical	\$411,900	\$269,700
Mechanical		\$756,500
Total	\$472,700	\$1,353,900
Importance Code A	\$60,700	
Importance Code B	\$411,900	\$1,026,300
Importance Code C		\$327,700
Total	\$472,700	\$1,353,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,000	\$25,500	\$1,600	
Interior Architecture	\$59,700	\$6,800	\$2,000	
Electrical	\$1,200	\$53,600	\$1,000	\$900
Mechanical	\$36,200	\$27,400	\$7,900	\$4,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$128,100	\$117,200	\$16,500	\$9,700
Importance Code A	\$30,100	\$28,600	\$4,600	\$3,000
Importance Code B	\$78,900	\$88,600	\$11,900	\$6,700
Importance Code C	\$19,100			
Total	\$128,100	\$117,200	\$16,500	\$9,700



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

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

Asset #: 4459

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
ostem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	36%			LIFE	* *	5	\$12,800	
Masonry: Brick		Now	\$13,200	LIFE	**	5	\$21,400	
	-	: Bulkhea	e, Extent : Modera d	te, Area	Affected : 40%			
Pre-Cast Concrete	2%			LIFE	* *	5	\$2,300	
Stucco Cement	2%			2039	* *	5	\$1,800	
Windows								
Aluminum	100%			2042	* *	5	\$3,100	
Parapets								
Masonry: Brick	Diagonal		\$13,900 tent : Moderate, Ar out Stucco On Brid			5	\$2,400	
Masonry: Brick	40%			LIFE	* *	5	\$2,100	
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Rail	5%			2039	* *	5-10	\$4,700	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,600	
Roof Modified Bitumen Skylight, Metal/Glass	Broken/M	Now issing Elen : Through	\$60,700 nents, Extent : Mod	2031 2036 erate, Ar	* * ** rea Affected : 50%	10	\$25,500	
erior Floors								
Cast in Place Concrete	Cracking/	Now Crumbling : Stairs St	\$500 , Extent : Light, Arg	LIFE ea Affect	* * ed : 20%	5	\$2,000	
Ceramic Tile	5%	. 5 5		2035	* *	5	\$2,300	
Quarry Tile	20%			2033	* *	5	\$13,600	
Terrazzo		Now	\$16,300	LIFE	* *	5	\$13,400	
Terrazzo	Cracking/	Crumbling	Extent : Light, Arcout Steps		ed : 10%	3	Ψ15,400	
Vinyl Tile	35%			2031	* *	3	\$5,900	
Interior Walls								
Ceramic Tile	15%			2029	\$327,700	5	\$11,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,100	
Gypsum Board	15%			LIFE	* *	5	\$7,000	
Plaster	60%	Now	\$19,100	LIFE	* *	5	\$14,000	
			, Extent : Moderate out Cafeteria And		ffected : 20%			
Ceilings	150/			2020	* *	-	¢.c 000	
AcousTileSusp.Lay-In	15% 10%			2039 LIFE	* *	5 5	\$6,800 \$5,700	
Gypsum Board Plaster		Now	\$22,700	LIFE	* *	5 5	\$5,700 \$21,200	
1 145101	Cracking/	Crumbling	\$22,700 Extent : Light, Argout 4th Floor			3	φ21,200	

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

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

Asset #: 4459

Electrical	ectrical Current Repair Future Replacement		M	Maintenance				
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Service Equipment				_	*			
Fused Disc Sw	100%	2026	\$4,900	5	\$100			
	Other Observation, Ext Location : Electrical 1	ent : Moderate, Area Affa	ected : 100%					
		Room O Amperes Main Disconn	act Switch					
Switchgear / Switchboard	Explanation . One 600	Amperes Main Disconi	eet Swiich					
Fused Disc Sw	100%	2026	\$74,800	5	\$100			
Raceway	10070	2020	ψ71,000		Ψ100			
Conduit	90%	2026	\$32,400	1				
Conduit	10%	2036	* *	1				
Panelboards								
Fused Disc Sw	5%	2025	\$2,300	5				
Molded Case Bkrs	85%	2025	\$38,900	5	\$700			
Molded Case Bkrs	10%	2034	* *	5	\$100			
Wiring								
Thermoplastic	90%	2026	\$47,300	1				
Thermoplastic	10%	2036	* *	1				
Motor Controllers	1000/	2024	456	_	#200			
Locally Mounted	100%	2024	\$76,400	5	\$200			
Ground								
Grounding Devices Generic	100%	LIFE	* *	5	\$500			
Lighting	10070	LIFE			\$300			
Interior Lighting								
Fluorescent	15%	2021	\$77,200	10	\$4,200			
	Other Observation, Ext	ent : Moderate, Area Aff			. ,			
	Location: Throughou	t The Building						
	Explanation: Using T	12 Lamps						
Fluorescent	65%	2021	\$334,700	10	\$18,300			
	Compact Fluorescent L	Compact Fluorescent Light, Extent: Moderate, Area Affected: 100%						
	Location : Apartment	Unit						
Fluorescent	20%	2034	* *	10	\$5,600			
		ent : Moderate, Area Aff	ected : 100%					
	Location : Throughou	_						
	Explanation: Using T	⁷⁸ Lamps						
Egress Lighting								
Emergency, Battery	50%	2021	\$21,100	10	\$3,700			
Exit, Service	50%	2021	\$5,200	1				
Alarm								
Security System	70%							
No Component Generic	30%	2031	* *	1	\$3,400			
Fire/Smoke Detection	3070	2031		1	\$5,400			
No Component	70%							
Generic, Digital	30%	2031	* *	1-3	\$5,700			
	20,0	2331			Ψυ,,,ου			

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

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

Asset #: 4459

Mechanical	Current Repair	Future Replacemen	t N	/laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Interruptible Gas/Dual Fuel	100%	2046	·* 1		
	Other Observation, Extent : Li Location : Underground Vau Explanation : 1 5000 Gallon	lt In Parking Lot			
Conversion Equipment Steam Boiler	100% Other Observation, Extent: Li Location: Basement Boiler F Explanation: 1 Dual Fuel Se	ght, Area Affected : 100% Room	** 1	\$30,400	
Distribution Central Plant Steam Piping/Pmp	100% On Extended Life, Extent: Mod	2026 \$496,5 derate, Area Affected : 100%	00 4	\$1,500	
	Location: Throughout				
Terminal Devices Convector/Radiator	100% On Extended Life, Extent: Mod Location: Throughout	2024 \$157,1 derate, Area Affected : 100%	00 1	\$9,900	
Air Conditioning					
Energy Source Electricity	100%	2034	·* 1		
Conversion Equipment Split Unit	5% 0-2 \$. Malfunctioning, Extent: Sever Location: Roof, Equipment (e, Area Affected : 5%	**		
Split Unit	10% Recent Installation, Extent : Li Location : Perimeter Of Buil	2034 ° ght, Area Affected : 10%	* *		
Window/Wall Unit No Component	40% 45%	2024 \$24,5	00 1		
Ventilation					
Distribution Ductwork/Diffusers No Component	20% 80%	LIFE ,	** 2-5	\$3,400	
Exhaust Fans Interior Roof No Component	5% 10% 85%	2026 \$5,2 2026 \$4,9		\$100	
Plumbing H/C Water Piping Brass/Copper	20%	2030	** 1		
Galvanized Steel	80% On Extended Life, Extent: Mod Location: Throughout	2024 \$103,0 derate, Area Affected : 100%	00 1		

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

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

Asset #: 4459

Mechanical	Current Repair Future Replacement Maintenance		Current Repair		Future Replacement		Future Replacement Maintenance		Current Repair Future Replacement Maintena		Current Repair Future Replacement Maintenance		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority								
Plumbing														
Water Heater														
Gas Fired	100%	2021	\$17,900	2	\$400									
HW Heat Exchanger														
Steam Fired	100%	2046	* *	4	\$3,000									
Sanitary Piping														
Cast Iron	100%	LIFE	* *	1										
	On Extended Life, Extent: Mod	erate, Area Affected .	: 100%											
	Location: Throughout													
Storm Drain Piping														
Cast Iron	100%	LIFE	* *	1										
	On Extended Life, Extent: Mod	erate, Area Affected .	: 100%											
	Location: Throughout													
Sump Pump(s)														
Non-Submersible	100%	2026	\$4,500	4	\$600									
Backflow Preventer														
Generic	100%	2031	* *	1	\$1,900									
Fixtures														
Generic	100%													
Vertical Transport														
Elevators														
Geared Traction	100%	LIFE	* *											
	Other Observation, Extent: Lig.		00%											
	Location: Basement To 4th Fi	loor												
	Explanation: 1 Unit													
ire Suppression														
Standpipe														
Generic	100%	2036	* *	1-5	\$15,500									
Sprinkler														
No Component	95%													
Generic	5%	2036	* *	1-2	\$400									

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : JAMAICA ASSESSMENT CENTER / ANNEX

Address : 175-10 88TH AVENUE

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

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

Date of Survey : 05-Jun-2015 Landmark Status : NONE

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

Block : 9833 Lot : 4 BIN : 4448804

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Electrical	\$83,000	
Mechanical		\$210,000
Total	\$83,000	\$210,000
Importance Code B	\$83,000	\$210,000
Total	\$83,000	\$210,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$9,500	\$800	
Interior Architecture	\$1,700	\$3,900	\$500	
Electrical	\$400	\$11,800	\$300	\$300
Mechanical	\$1,800	\$31,500	\$2,700	\$1,700
Total	\$3,800	\$56,800	\$4,300	\$2,000
Importance Code A	\$900	\$10,500	\$1,700	\$900
Importance Code B	\$1,200	\$46,300	\$2,600	\$1,100
Importance Code C	\$1,700			
Total	\$3,800	\$56,800	\$4,300	\$2,000



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

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

Asset #: 4465

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	25%		LIFE	* *	5	\$4,700	
Masonry: Brick	48%		LIFE	* *	5	\$9,000	
Pre-Cast Concrete	2%		LIFE	* *	5	\$1,200	
Stucco Cement	25%		2031	* *	5	\$11,800	
Windows							
Aluminum	100%		2042	* *	5	\$1,700	
Parapets							
Masonry: Brick	35%		LIFE	* *	5		
Masonry: Brick	35%		LIFE	* *	5		
Pre-Cast Concrete	3%		LIFE	* *	5		
Pre-Cast Concrete	2%		LIFE	* *	5		
Wood Cornice	25%		2036	* *	5-10		
Roof							
Asphalt Shingle	70%		2035	* *	10	\$1,400	
Modified Bitumen	30%		2031	* *	10	\$3,700	
Interior							
Floors							
Quarry Tile	35%		2031	* *	5	\$7,900	
Terrazzo	35%		LIFE	* *	5	\$4,100	
Vinyl Tile	28%		2031	* *	3	\$1,600	
Wood	2%		2054	* *	5	\$600	
Interior Walls							
Ceramic Tile	15%		2035	* *	5	\$3,400	
Concrete Masonry Unit	10%		LIFE	* *	5	\$900	
Gypsum Board	20%		LIFE	* *	5	\$2,700	
Plaster	55%		LIFE	* *	5	\$3,700	
Ceilings							
Gypsum Board	20%		LIFE	* *	5	\$3,600	
Plaster	80%		LIFE	* *	5	\$7,200	

Electrical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$2,600	5		
	Other Observation, Extent : Moderate,	Area Affected : 100	0%			
	Location : Electrical Room					
	Explanation: One 400 Amperes Mair	Disconnect Switch	ı			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026 \$	24,900	5	\$200	
Raceway						
Conduit	100%	2026	\$8,700	1		

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

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

Asset #: 4465

Electrical	Cal Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%	2025	\$800	5			
Molded Case Bkrs	95%	2025	\$18,800	5	\$200		
Wiring							
Thermoplastic	100%	2026	\$10,900	1			
Motor Controllers							
Locally Mounted	100%	2024	\$19,100	5	\$100		
Ground							
Grounding Devices			di di	_	****		
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting	1.50/	2021	#22 (00	1.0	#1.2 00		
Fluorescent	15%	2021	\$22,600	10	\$1,200		
	Other Observation, Extent:		cted : 100%				
	Location: Throughout The	_					
	Explanation: Using T12 L						
Fluorescent	40%	2021	\$60,400	10	\$3,300		
	Compact Fluorescent Light, Location : Apartment Unit		Area Affected : 100)%			
Fluorescent	25%	2034	* *	10	\$2,100		
	Compact Fluorescent Light, Location : Apartment Unit		Area Affected : 100)%			
Fluorescent	20%	2034	* *	10	\$1,700		
	T-8 Lamps And Fixtures, Ex		a Affected : 100%		7)		
	Location : Throughout The	Building					
Egress Lighting							
Emergency, Battery	40%	2021	\$5,000	10	\$900		
Emergency, Battery	10%	2034	* *	10	\$200		
Exit, Service	35%	2021	\$1,100	1	*		
Exit, Service	15%	2034	* *	1			
Alarm							
Security System							
No Component	70%						
Generic	30%	2031	* *	1	\$1,000		
Fire/Smoke Detection					-		
No Component	70%						
Generic, Digital	30%	2031	* *	1-3	\$1,700		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Fuel Oil No 2	100%	2036 **	5 \$2,800	

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

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

Asset #: 4465

Mechanical	Current Repair Fut		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$8,900	
	Other Observation, Extent : Light, Area	ı Affected	! : 100%			
	Location: Basement Boiler Room	D 17				
Distribution	Explanation: 1 #2 Oil Burning Steam	Boiler				
Central Plant Steam	100%	2026	\$145,600	4	\$400	
Piping/Pmp	10070	2020	\$175,000	7	Ψτου	
Tiping/Timp	On Extended Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location : Throughout	33				
Terminal Devices						
Convector/Radiator	100%	2024	\$46,100	1	\$2,900	
	On Extended Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location: Throughout					
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Split Unit	10%	2026	\$18,400			
Split Unit	10%	2034	**			
Window/Wall Unit	25%	2024	\$4,500	1		
No Component	55%					
Terminal Devices	100/	2026	#0.100	1	#200	
Fan Coil - 4 Pipe	10%	2026	\$9,100	1	\$300	
No Component Ventilation	90%					
Distribution						
Distribution Ductwork/Diffusers	20%	LIFE	* *	2-5	\$1,000	
No Component	80%	LIIL		2 3	ψ1,000	
Exhaust Fans						
Interior	20%	2026	\$6,100	2	\$100	
No Component	80%	,_,	40,-30	-	+ - • •	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Oil Fired	100%	2024	\$7,100	1	\$300	
HW Heat Exchanger	1000/					
Steam Fired	100%	2046	* *	4	\$900	
	Other Observation, Extent: Light, Area	ı Affected	t : 100%			
	Location: Boiler Room	Engl:	on Eon Downers II	a4 W/=4	. C	
Conitomy Dining	Explanation: The Boiler Has A Heat	Excnange	er r or Domestic H	ot water	<i>Suppiy</i>	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Cast Holl	On Extended Life, Extent : Moderate, A			1		
	Location: Throughout	11,,,				
	25canon : Imongnon					

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

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

Asset #: 4465

Mechanical	Current Repa	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Exten	t : Light, Area Affected :	100%			
	Location : Around The	Perimeter Of The Buildin	g			
	Explanation : Aluminius	m Scupper And Leaders (Observed			
Sump Pump(s)						
Non-Submersible	100%	2026	\$1,300	4	\$200	
Backflow Preventer						
Generic	100%	2031	* *	1	\$600	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$4,500	
Sprinkler						
No Component	95%					
Generic	5%	2036	* *	1-2	\$100	
Chemical System						
Generic	100%	2021	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

Address : 179-191 E 100TH STREET

 $Borough \hspace{1.5cm} : \hspace{.1cm} MANHATTAN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Date of Survey : 15-Nov-2017 Landmark Status : NONE

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

Block : 1628 Lot : 24 BIN : 1051796

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$567,900	\$199,400
Interior Architecture	\$841,600	\$261,100
Electrical		\$1,812,800
Mechanical	\$24,900	\$427,000
Total	\$1,434,500	\$2,700,400
Importance Code A	\$567,900	\$514,300
Importance Code B	\$684,000	\$2,113,300
Importance Code C	\$182,500	\$72,700
Total	\$1,434,500	\$2,700,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$25,100		\$14,300	
Interior Architecture	\$21,500			\$3,700
Electrical	\$4,300	\$2,100	\$2,000	\$2,100
Mechanical	\$14,100	\$10,000	\$11,700	\$7,900
Total	\$64,900	\$12,100	\$28,000	\$13,700
Importance Code A	\$29,300	\$4,200	\$18,500	\$4,200
Importance Code B	\$26,800	\$7,800	\$9,500	\$9,500
Importance Code C	\$8,900			
Total	\$64,900	\$12,100	\$28,000	\$13,700



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

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

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

Asset #: 3010

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				•
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$116,200	
Masonry: Brick	45%			LIFE	* *	5	\$133,900	
Metal, Corrugated	10%			2055	* *	1		
Stucco Cement	40%			2042	* *	5	\$148,800	
Windows	200/		** ********	2015		_	4444	
Aluminum	Ctrwt/Bal	Now nc Not Fun a : Through	\$244,400 ct, Extent : Moderc out	2045 ate, Area	* * Affected : 80%	5	\$14,300	
Metal Clad	10%			2037	* *	5	\$19,800	
Parapets								
Masonry: Brick	65%			LIFE	* *	5-10	\$42,700	
Stucco Cement	35%			2042	* *	5	\$8,700	
Roof								
Modified Bitumen	Location Worn/Ero	Extent : Mo 1 : 183 East ded, Extent	\$87,600 oderate, Area Affec t 100th Street t : Moderate, Area er Community Roo	Affected	: 20%			
Skylight, Metal/Glass		netration, E	\$25,100 Extent : Moderate, A t 100th Street	2049 Area Affe	* * ected : 10%			
Interior								
Floors						_		
Cast in Place Concrete	Cracking/	Now Crumbling, a: Through	\$3,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$12,800	
Cast in Place Concrete	Cracking/	Now Crumbling, 1: Through	\$3,100 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$12,800	
Ceramic Tile	Cracking/	Now Crumbling, 1: Through	\$138,900 Extent : Severe, A out	2038 rea Affec	* * cted : 40%	5	\$11,700	
Vinyl Tile			\$50,800 Extent : Moderate out	2034 e, Area A	* * ffected : 20%	3	\$11,000	
Wood			\$354,600 Extent : Moderate, out	2044 Area Aff	* * fected : 30%	5	\$49,400	

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

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

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

Asset #: 3010

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Ceramic Tile	25% 2-4 Cracking/Crumbling Location: Through		2038 e, Area Aj	* * ffected : 20%	5	\$23,300	
Gypsum Board	65% Now Cracking/Crumbling Location: Through Water Penetration, I Location: Through	hout Extent : Light, Area			5	\$72,700	
Masonry: Fieldstone	5%		LIFE	* *	10	\$3,700	
Plaster	5%		LIFE	* *	5-10	\$7,900	
Ceilings							
Gypsum Board	95% Now \$114,800 LIFE ** 5 \$139,000 Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout Water Penetration, Extent: Light, Area Affected: 5% Location: Throughout						
Plaster	5%		LIFE	* *	5-10	\$10,100	
Site Enclosure Fence/Gates Iron Picket	100%		2049	* *			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways Cast in Place Concrete	100%		2034	* *			

lectrical	Current Repair	Future Repla	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$400	
	Other Observation, Extent : I	ight, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: Two Main Sea	rvices Rated At 800 Ampere	s And 1200) Ampere	es In 183 And 189	
	Buildings	•		•		
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$400	
Raceway						
Conduit	100%	2049	* *	1		
Panelboards						
Fused Disc Sw	10%	2045	* *	5	\$200	
Molded Case Bkrs	90%	2045	* *	5	\$2,000	
Wiring						
Thermoplastic	100%	2049	* *	1		

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

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

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

Asset #: 3010

Electrical	ectrical Current Repair Future Replacem		e Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		<u>'</u>	•			
Motor Controllers						
Locally Mounted	50%	2034	* *	5	\$300	
Locally Mounted	50%	2027	\$85,900	5	\$300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,500	
	Other Observation, Extent : L Location : Water Main	ight, Area Affected	: 100%			
	Explanation : Covered With	Insulation				
Lighting						
Interior Lighting	4007	• • • •	*	4.0	44.400	
Fluorescent	40%	2029	\$573,600	10	\$31,400	
	T-12 Lamps And Fixtures, Ext Location: Throughout	ent : Light, Area A	ffected : 100%			
Incandescent	60%	2029	\$860,400	2	\$1,100	
Egress Lighting						
Exit, Service	50%	2029	\$14,500	1		
Exit, Battery	50%	2029	\$49,800	10	\$2,900	
Exterior Lighting						
HID	20%	2029	\$65,900	10	\$100	
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: Rooftop And Peri	meter				
	Explanation : Controlled Via	a Photocell				
No Component	80%					
Alarm						
Security System						
No Component	50%					
Generic	50%	2029	\$132,000	1	\$16,000	
Fire/Smoke Detection						
No Component	95%					
Generic, Analog	5%	2029	\$45,200	1-3	\$2,700	

Mechanical	Current Repair	Futu	ture Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	50%	2027	\$314,900	1	\$21,100	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Basement					
	Explanation: 1 Unit With 4 Sections					
Hot Water Boiler	50%	2046	* *	1	\$21,100	
	Recent Installation, Extent : Light, Area	Affected	l : 50%			
	Location: Basement For Building 179	And 18.	3			

Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2037	* *	4	\$6,300	
Terminal Devices	1000/		2024	* *		#25 (00	
Convector/Radiator	100%		2034	* *	1	\$27,600	
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		
	100%		2037		1		
Conversion Equipment Split Unit	5%		2029	\$87,200			
Window/Wall Unit	10%		2029	\$17,000	1		
No Component	85%		2024	\$17,000	1		
Ventilation	0370						
Distribution							
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$15,100	
No Component	80%					, , , , ,	
Exhaust Fans							
Roof	20%		2037	* *	2	\$500	
	Recent Installation, E Location : Roof	Extent : Light, Area	Affected	: 100%			
No Component	80%						
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2039	* *	1		
Galvanized Steel	80%		2034	* *	1		
Water Heater							
Gas Fired	50%		2022	\$24,900	2	\$600	
Gas Fired	50%		2028	\$24,900	2	\$600	
	Recent Installation, E	_					
	Location : Basemen	t For Building 179	And 183	}			
Sanitary Piping	1000/			d. d.			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPP	* *			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2022	\$2,800	4	\$2,700	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler	7.50/						
No Component	75%		2020	* *	1.2	Φ.C. 0.0.0	
Generic	25%		2039	* *	1-2	\$6,000	

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

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

Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : JOSE GONZALEZ HOUSE

Address : 1177 HOE AVENUE @ HOME ST

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 4,455 Project Type : HOMELESS SERVICES

Date of Survey : 15-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 2745 Lot : 29 BIN : 2006057

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$88,600	
Interior Architecture	\$46,300	
Total	\$134,900	
Importance Code A	\$88,600	
Importance Code B	\$46,300	
Total	\$134,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$103,100			
Interior Architecture	\$55,300			\$700
Electrical	\$700	\$400	\$500	\$400
Mechanical	\$1,000	\$800	\$1,000	\$800
Total	\$160,000	\$1,200	\$1,500	\$1,900
Importance Code A	\$103,500	\$400	\$400	\$400
Importance Code B	\$38,500	\$800	\$1,100	\$1,400
Importance Code C	\$18,000			
Total	\$160,000	\$1,200	\$1,500	\$1,900



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

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

Asset #: 13580

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
exterior				
Exterior Walls				
Masonry: Brick	55% Now \$45,800 Jnt Mortar Miss/Erod, Extent: Severe, A Location: North Facade And Through Spalling, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Moderate, Area	nout ted : 25%	5 \$5,000	
	Location : Throughout			
Masonry: Limestone	15% Now \$33,400 Jnt Mortar Miss/Erod, Extent: Severe, In Location: Throughout Vertical Cracks, Extent: Moderate, Are Location: East Facade		5 \$1,000	
Metal Panel	5%	2029 \$3,300	5-10 \$3,100	
Stucco Cement	25% Now \$33,300 Cracking/Crumbling, Extent : Severe, A Location : Throughout	2042 ** rea Affected : 40%	5 \$2,800	
Windows				
Aluminum	95% Now \$10,600 Ctrwt/Balnc Not Funct, Extent: Light, A Location: Throughout	2045 ** Area Affected : 20%	5 \$600	
	Glazing Broken/Cracked, Extent : Mode Location : East Facade, Second Floor	==		
Wood	5% Now \$1,900 Broken/Missing Elements, Extent: Mod Location: Basement Thermally Inefficient, Extent: Moderate Location: Basement		5 \$300	
	Split/Cracked, Extent : Moderate, Area Location : Basement	Affected : 50%		

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

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

Asset #: 13580

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	5% Now	\$2,500	LIFE	* *	5	\$400	
	Jnt Mortar Miss/Erod, Location: Coping	Extent : Moderat	e, Area A	ffected : 50%			
Masonry: Brick	45% Now	\$10,100	LIFE	* *	5	\$400	
·	Jnt Mortar Miss/Erod, Location : Throughou		e, Area A	ffected : 100%			
	Spalling, Extent : Mode Location : Throughou	-	ted : 40%				
	Worn/Eroded, Extent : Location : Throughou		Affected :	40%			
Masonry: Limestone	15% Now	\$4,600	LIFE	* *	5	\$200	
	Jnt Mortar Miss/Erod, Location : Throughou		e, Area A	ffected : 40%			
Metal: Cage/Fence	35% 0-2	\$6,700	2049	* *	5	\$1,100	
	Corrosion/Rusting, Ext Location: Throughou	ent : Moderate, A	Area Affe	cted : 50%		. ,	
	Deteriorated Finish, Ex Location : Throughou		Area Aff	ected : 50%			
Roof							
Built-Up (BUR)	85% 0-2	\$42,800	2039	* *			
	Alligatoring, Extent: M. Location: Throughou		ffected : 8	35%			
	Ponding, Extent : Mode Location : Throughou		ted : 20%	;			
Metal, Corrugated	10%		2027	\$1,600	1		
Skylight, Metal/Glass	5%		2029	\$27,400	10	\$600	

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.

Asset #: 13580

Architecture	Current Repair	Future Replacement	Mainter	nance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estin (Yrs)	mated Cost	Priority
Interior					
Floors Cast in Place Concrete	10% 0-2 \$700 Cracking/Crumbling, Extent : Light, Location : Throughout		5	\$1,500	
Ceramic Tile	5% 0-2 \$300 Cracking/Crumbling, Extent : Light, Location : Throughout		5	\$200	
Sheet Vinyl/Rubber	5% Now \$10,100 Adhesion Failure, Extent : Moderate Location : Roof Stairs Punct/Tear/Impact Damage, Extent :	, Area Affected : 20%	5	\$300	
Vinyl Tile	Location: Roof Stairs 80% Now \$46,300 Cracking/Crumbling, Extent: Moder Location: Throughout Punct/Tear/Impact Damage, Extent: Location: Throughout Worn/Eroded, Extent: Moderate, Art Location: Throughout	rate, Area Affected : 50% Severe, Area Affected : 50%	3	\$2,000	
Interior Walls	· ·				
Ceramic Tile	10% 0-2 \$2,500 Cracking/Crumbling, Extent : Moder Location : Throughout		5	\$400	
Gypsum Board	25% Loose/Delam Surface, Extent : Mode Location : Stairwell Water Penetration, Extent : Moderat	-	5-10	\$3,800	
	Location : Stairwell				
Wood	65% 4+ \$13,100 Deteriorated Finish, Extent: Light, A Location: Throughout		5	\$23,000	
Ceilings					
AcousTileSusp.Lay-In	80% Now \$22,000 Cracking/Crumbling, Extent: Moder Location: Throughout Staining/Discoloring, Extent: Moder Location: Throughout	rate, Area Affected : 25%	5	\$2,700	
Gypsum Board	20% Now \$4,100 Cracking/Crumbling, Extent: Moder Location: Stairwell Water Penetration, Extent: Moderat Location: Stairwell	rate, Area Affected : 10%	5	\$1,700	
Site Enclosure					
Fence/Gates Iron Picket	100%	2049 **			
Site Pavements					

Site Pavements

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

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

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

Asset #: 13580

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2034	* *			

Electrical		Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2039	* *	5	\$100	
		ervation, Extent : Light, Area	Affected .	: 100%			
		: Basement					
	Explana	tion : One 200 Ampere Main I	Disconnec	et Switch			
Raceway	000/		2020	* *	1		
Conduit	98%	2.4	2039	* *	1		
Conduit	2%	2-4	2049		1		
	Corroaea, Location	Extent : Moderate, Area Affe : Roof	ctea : 50%	o .			
Panelboards							
Fused Disc Sw	5%		2037	* *	5		
Molded Case Bkrs	95%		2037	* *	5	\$100	
Wiring							
Thermoplastic	100%		2039	* *	1		
Motor Controllers							
Locally Mounted	98%		2034	* *	5		
Locally Mounted	2%	2-4 \$100	2049	* *	5		
	Corroded, Location	Extent : Moderate, Area Affe	cted : 50%	6			
Ground		v					
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Stand-by Power							
Transfer Switches							
Automatic	100%		2034	* *	1	\$1,400	
Generators							
Natural Gas	100%	ervation, Extent : Light, Area	2032	**	1	\$1,700	
		ervanon, Extent . Ligni, Area : Basement	Ајјестеа .	. 100%			
T :=1.4:	Expiana	tion : One 5 Kilo-volt-ampere					
Lighting Interior Lighting							
Fluorescent	100%		2029	\$10,000	10	\$4,100	
Puorescent		ervation, Extent : Light, Area			10	\$ 4 ,100	
		ervation, Extent . Light, Area : Throughout The Building	Ајјестеи.	. 10070			
		tion: T-12 Lamps					
	Елрини	non . I 12 Lumps					

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

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

Asset #: 13580

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	40%		2029	\$900	1		
Emergency, Battery	10%		2029	\$600	10	\$100	
Exit, Service	50%		2029	\$600	1		
Exterior Lighting							
HID	100%		2039	* *	10		
Alarm							
Fire/Smoke Detection							
No Component	50%						
Generic, Analog	50%		2034	* *	1-3	\$1,400	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2039	* *	1			
Conversion Equipment							
Steam Boiler	100%	2034	* *	1	\$4,400		
	Other Observation, Extent : Li	ight, Area Affected	: 100%				
	Location : Basement Boiler I	Room					
	Explanation: 1 Unit						
Distribution							
Steam Piping/Pump	100%	2029	\$18,800				
Terminal Devices							
Convector/Radiator	100%	2027	\$22,800	1	\$1,400		
Air Conditioning							
Energy Source							
Electricity	100%	2037	* *	1			
Conversion Equipment							
Exterior Pkg Unit - Cooling	20%	2024	\$6,900	2	\$100		
	Other Observation, Extent : Li Location : Rooftop	ght, Area Affected	: 100%				
	Explanation: 2 Units Serve	Hallways.					
Window/Wall Unit	5%	2024	\$400	1			
	Other Observation, Extent : Li	ght, Area Affected	: 100%				
	Location : 1st Floor - Securi	ty Office					
	Explanation: 1 Unit						
No Component	75%						
Distribution	, 5						
Ductwork/Diffusers	20%	LIFE	* *	2	\$1,500		
No Component	80%	211 12		-	41,000		
Ventilation							

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

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

Asset #: 13580

Mechanical	Current Repai	r Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	5%	2024	\$100	2		
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : 2nd Floor - Bo	athroom And Basement	- Kitchen			
	Explanation: 2 Units					
No Component	95%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2029	\$31,700	1		
Water Heater						
Gas Fired	100%	2027	\$2,600	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$1,200	
	No Backflow Preventer, Ex Location : Basement	ctent : Light, Area Affec	cted : 100%			

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : KENTON HALL / FORMER KENTON HOTEL
Address : 333 BOWERY BTWN E.2ND ST. - E.3RD ST.

Borough : MANHATTAN Agency's Number : M060

Program / Asset # : DHS0068.000 / 4440 Yr Built/Renovated : 1900 / 2013

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

Date of Survey : 06-Apr-2018 Landmark Status : NONE

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

Block : 458 Lot : 4 BIN : 1079828

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$44,400	
Interior Architecture	\$67,300	
Electrical		\$832,700
Mechanical		\$345,200
Total	\$111,700	\$1,177,900
Importance Code A	\$44,400	
Importance Code B	\$67,300	\$1,177,900
Total	\$111,700	\$1,177,900

Total	\$190,800	\$6,800	\$23,000	\$14,800
Importance Code C	\$59,900			\$2,200
Importance Code B	\$80,300	\$5,600	\$6,300	\$11,500
Importance Code A	\$50,600	\$1,200	\$16,700	\$1,200
Total	\$190,800	\$6,800	\$23,000	\$14,800
Mechanical	\$22,300	\$4,500	\$4,800	\$3,900
Electrical	\$14,200	\$2,300	\$2,700	\$2,700
Interior Architecture	\$104,800			\$8,200
Exterior Architecture	\$49,500		\$15,500	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

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

Asset #: 4440

Architecture		Current Repair	Futur	re Replacement	M	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast Iron	7%		LIFE	* *	10	\$44,400		
Masonry: Brick	35%		LIFE	* *	5	\$40,600		
Masonry: Limestone	5%		LIFE	* *	5	\$4,300		
Metal Panel	5%		2039	* *	5-10	\$19,900		
		ervation, Extent : Moderate, A	Area Affe	ected : 100%				
		: West Facade						
	Explana	tion : Metal Cornice						
Stucco Cement	45%		2034	* *	5	\$65,200		
Window Wall	3%		2049	* *	5	\$6,500		
		ervation, Extent : Light, Area	Affected	l : 100%				
	Location	: First Floor Entry						
	Explana	tion : This Is Actually Storefro	ont Glazi	ng				
Windows								
Aluminum	100%		2045	* *	5	\$4,200		
Parapets								
Masonry: Brick	70%		LIFE	* *	5-10	\$27,100		
Metal Rail	25%		2042	* *	5-10	\$25,500		
Pre-Cast Concrete	5%		LIFE	* *	5	\$3,600		
Roof								
Modified Bitumen	98%		2034	* *	10	\$14,300		
Skylight, Metal/Glass	2%		2049	* *	10	\$1,000		
Interior								
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$20,000		
Ceramic Tile	5%		2038	* *	5	\$2,300		
Vinyl Tile	85%	4+ \$67,300	2039	* *	3	\$14,600		
		ıbstrate, Extent : Moderate, A	rea Affec	cted : 25%				
		: Throughout						
		ded, Extent : Moderate, Area	Affected	: 20%				
	Location	: Throughout						
Interior Walls	- 0./		•	di di	_	.		
Ceramic Tile	5%		2038	* *	5	\$4,400		
Concrete Masonry Unit	5%		LIFE	**	5	\$3,600		
Glass: Single Pane	2%		LIFE	* *	5	\$2,700		
Gypsum Board	35%		LIFE	* *	5-10	\$52,900		
Masonry: Brick	15%		LIFE	* *	10	\$4,000		
Plaster	38%		LIFE	* *	5-10	\$28,700		
Ceilings	4-0/		2021	di di	_	000 500		
AcousTileSusp.Lay-In	45%		2034	* *	5	\$20,500		
Gypsum Board	15%		LIFE	* *	5-10	\$23,500		
Plaster	40%		LIFE	* *	5-10	\$31,400		
Site Pavements								
Public Sidewalk	1000/		2024	* *				
Cast in Place Concrete	100%		2034	* *				
On-Site Walkways	10007		20.12	ala -t-				
Cast in Place Concrete	100%		2042	* *				
	-							

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

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

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

Asset #: 4440

System Component	% of							
Туре	Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	\$4,400	5	\$100	
	Location	servation, Exten n : Electrical Ro tion : One 400 A	om					
Fused Disc Sw	5%			2029	\$200	5		
Tused Disc Sw	Other Obs Location	servation, Exten a : Electrical Ro	om	Affected				
Fused Disc Sw	5%		imperes main	2029	\$200	5		
Tused Disc 5w	Other Obs Location	servation, Exten a : Electrical Ro	om	Affected				
Switchgear / Switchboard	Елріана	non . One 2001	трегез тап	Disconn	eci Swiich I or Em	ergency		
Fused Disc Sw Raceway	100%			2029	\$74,800	5	\$100	
Conduit	100%			2029	\$36,000	1		
Panelboards	10070			2029	\$30,000	1		
Fused Disc Sw	5%			2028	\$1,500	5		
Molded Case Bkrs	95%			2028	\$29,000	5	\$600	
Wiring Thermoplastic	100%			2029	\$52,500	1	φουσ	
Motor Controllers Locally Mounted	100%			2027	\$57,300	5	\$200	
Ground								
Grounding Devices Generic	Location	2-4 servation, Exten n : Water Main I tion : Corroded	_	LIFE Affected	**	5	\$300	
Stand-by Power								
Transfer Switches Automatic	100%			2027	\$5,500	1	\$7,200	
Generators Diesel	Location	servation, Exten n : Generator Ro tion : One 100 I	oom	2025 Affected	\$57,500 1:100%	1	\$9,000	
Batteries	T							
Lead/Acid	100%			2020	\$1,500	5	\$900	
Fuel Storage	/-				4-,-30	<u> </u>	7	
Main Tank	Location	servation, Exten n : Basement tion : One 275 (2032 Affected	**	5	\$700	

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 / FORMER KENTON HOTEL

Asset #: 4440

Electrical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	100%		2029	\$390,900	10	\$21,400	
	T-8 Lamps	And Fixtures, Extent: Light,	Area Af	fected : 100%			
	Location	: Throughout The Building					
Egress Lighting							
Emergency, Service	60%		2029	\$7,000	1		
Exit, Service	40%		2024	\$3,200	1		
Exterior Lighting							
HID	100%		2024	\$89,800	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$21,600	1	\$2,600	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Hallways And Lobby					
	Explanat	ion : CCTV Surveillance Car	neras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2029	\$73,900	1-3	\$4,400	
	Other Obs	ervation, Extent : Light, Area	Affected	l : 100%			
	Location	: Throughout The Building					
	Explanat	ion : Manual Pull Station, St	robe Ligh	hts, Alarm Bells, H	orns And	Smoke Detectors	

Mechanical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2042	* *	1	\$11,500	
	Other Observation, Extent : Li	ght, Area Affected : I	100%			
	Location : Basement Boiler H	Room				
	Explanation: 3 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2037	* *	4	\$1,700	
Terminal Devices						
Convector/Radiator	90%	2027	\$107,300	1	\$6,800	
Fan Coil Unit/Heat	10%	2034	* *	1	\$800	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		

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

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

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

Asset #: 4440

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Interior Pkg Unit -	20%		2027	\$166,600	2	\$300	
Cooling	100/		2020	¢10.000	1	Ø1 100	
Reciprocating Compr/Chiller	10%		2029	\$18,900	1	\$1,100	
		ervation, Extent : Light, Area	Affected	! : 10%			
		: 1st Floor Roof					
777' 1 /777 11 TT '.	-	tion : One Split Air Condition		Ф2 200			
Window/Wall Unit	5%		2024	\$2,300	1		
No Component Terminal Devices	65%						
Fan Coil - 2 Pipe	10%		2029	\$14,800	1	\$800	
No Component	90%		2029	\$14,000	1	\$600	
Heat Rejection	7070						
Dry Cooler	10%		2029	\$4,200	2	\$1,600	
		ervation, Extent : Light, Area				4-,000	
		: First Floor Roof					
	Explana	ion : 1 Exterior Unit					
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,600	
Exhaust Fans							
Interior	90%		2029	\$71,300	2	\$600	
Roof	10%		2029	\$3,700	2	\$100	
Plumbing							
H/C Water Piping	200/		2020	* *			
Brass/Copper	30%		2039	**	1		
Galvanized Steel Water Heater	70%		2034	7. 7.	1		
Electric	100%	0-2 \$11,800	2027	\$19,600	4	\$100	
Electric		oning, Extent : Moderate, Are		•	4	\$100	
	_	: 2 Of 3 Units Not Working I					
Sanitary Piping		J					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$6,500	
Fire Pump							
Generic	100%		2038	* *	1	\$4,400	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : LIFE FAMILY CENTER
Address : 78 CATHERINE STREET

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 27-Apr-2016 Landmark Status : NONE

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

Block : 111 Lot : 150 BIN : 1083359

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,940,100	\$372,800
Interior Architecture	\$950,900	\$714,800
Electrical	\$816,000	\$3,443,400
Mechanical		\$4,631,100
Total	\$3,707,000	\$9,162,100
Importance Code A	\$1,940,100	\$412,900
Importance Code B	\$1,542,700	\$8,617,900
Importance Code C	\$224,100	\$131,300
Total	\$3,707,000	\$9,162,100

Total	\$206,600	\$43,100	\$207,200	\$46,800
Importance Code C	\$32,600			
Importance Code B	\$92,800	\$29,300	\$157,200	\$33,000
Importance Code A	\$81,200	\$13,900	\$50,100	\$13,900
Total	\$206,600	\$43,100	\$207,200	\$46,800
Mechanical	\$38,200	\$24,200	\$74,700	\$27,700
Electrical	\$18,000	\$12,900	\$52,800	\$11,300
Interior Architecture	\$83,100	\$6,000	\$43,800	\$7,900
Exterior Architecture	\$67,400		\$35,900	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1954

rchitecture	C	Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$168,200	
Masonry: Brick	70%] Cracking/Crackion:	umbling,	\$232,100 Extent : Light, Aro out	LIFE ea Affect	* * ed : 10%	5	\$150,700	
Masonry: Granite	2%			LIFE	* *	5	\$3,200	
Masonry: Limestone	13% Cracking/Cracking : Location : I	umbling,	\$312,200 Extent : Moderate ccade	LIFE , Area A	* * ffected : 10%	5	\$21,000	
	Spalling, Ext Location : I		derate, Area Affec cade	ted : 10%	6			
Metal Panel	5%			2047	* *	5-10	\$74,000	
Windows							-	
Aluminum	Location:	Not Fund Throughd				5	\$14,100	
	Loose/Miss F Location : '		, Extent : Moderai out	e, Area A	Affected : 50%			
Aluminum	40%			2049	* *	5	\$20,600	
Metal Clad			\$136,400 t : Moderate, Area oom	2052 Affected	* * d : 100%	5	\$8,000	
	Bent/Warped Location : I		ts, Extent : Moderd oom	ite, Area	Affected: 25%			
	Broken/Missi Location : I	_		erate, Ar	rea Affected : 25%			
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$21,400	
Masonry: Brick	50%			LIFE	* *	5	\$13,800	
Masonry: Brick	30%			LIFE	* *	5	\$8,300	
Metal Rail	10%			2044	* *	5-10	\$49,900	
Roof Built-Up (BUR)	40%	Now	\$34,800	2032	* *			
			nt : Moderate, Are d South Sections	a Affecte	ed : 25%			
	_		ere, Area Affected d South Sections	: 10%				
Copper/Terne	5%			2042	* *	10	\$15,700	
Modified Bitumen	40%			2032	* *	10	\$50,200	
Slate	15%	0-2	\$32,600	LIFE	* *			
	Cracking/Crackion: 'Location: '		Extent : Light, Are	ea Affect	ed : 10%			

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.

Asset #: 1954

Architecture	Current F	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors Cast in Place Concrete	10% Now Cracking/Crumbling, Location: Boiler Ro Water Penetration, E. Location: Boiler Ro	oom xtent : Severe, Are			5	\$45,800	
Ceramic Tile	10% 0-2 Cracking/Crumbling, Location: Through	\$41,400 Extent : Light, Are	2030 ea Affecte	* * d : 10%	5	\$10,500	
Mosaic Tile	2% Now Broken/Missing Elem Location: At Main Cracking/Crumbling, Location: At Main	Entrance Extent : Moderate			5	\$5,200	
Terrazzo	5% 0-2 Cracking/Crumbling, Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$8,200	
Vinyl Tile Vinyl Tile 9" X 9"	23% 30% Now Cracking/Crumbling, Location: Through		2027 2032 , Area Afj	\$417,800 * * fected : 30%	3 3	\$18,100 \$23,600	
Wood Wood	15% 5% Now Deflection Evident, E. Location: Old Audi		2042 2067 Area Affeo	* * * * cted : 50%	5 5	\$58,900 \$9,800	
	Deteriorated Finish, I Location : Old Audi Split/Cracked, Extent Location : Old Audi	torium : Moderate, Area					
Interior Walls							
Ceramic Tile	10% Now Cracking/Crumbling, Location: Stairs Jnt Mortar Miss/Eroa Location: Stairs				5	\$19,900	
Gypsum Board Masonry: Brick	55% 5%		LIFE LIFE	* * * * * * * * * * * * * * * * * * * *	5	\$131,300	
Marble Panels Plaster Plaster	5% 20% 5% Now Cracking/Crumbling,		LIFE LIFE LIFE , Area Af	* *	5 5	\$23,900 \$6,000	
	Location : Old Audi Water Penetration, E. Location : Old Audi	xtent : Moderate, A	Area Affec	cted : 10%			

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

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

Asset #: 1954

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	10%			2032	* *	5	\$19,200	
AcousTileSusp.Lay-In	5%			2032	* *	5	\$9,600	
Exposed Concrete	5%			LIFE	* *	5	\$1,500	
Gypsum Board	25%			LIFE	* *	5	\$59,900	
Masonry:Vault Struct	5%			LIFE	* *			
Plaster	45%			LIFE	* *	5	\$53,900	
Plaster	5%	Now	\$25,700	LIFE	* *	5	\$6,000	
	Cracking/0	Crumbling,	Extent : Moderate	Area A	ffected : 15%			
	Location	: Old Audi	itorium					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Old Audi	itorium					

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$40,100	5	\$600	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 800 Ampere M	ain Disconne	ct Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2027	\$149,600	5	\$600	
Raceway						
Conduit	100%	2027	\$155,100	1		
Panelboards						
Fused Disc Sw	10%	2026	\$12,200	5	\$300	
Molded Case Bkrs	90%	2026	\$109,800	5	\$3,300	
Wiring						
Thermoplastic	100%	2027	\$244,400	1		
Motor Controllers						
Locally Mounted	100%	2025	\$267,200	5	\$900	
Ground						
Grounding Devices						
Generic	100%	LIFE	**	5	\$2,100	
Stand-by Power						
Transfer Switches						
Automatic	100%	2025	\$23,000	1	\$43,100	
Generators						
Diesel	100%	2023	\$180,000	1	\$54,200	
	Other Observation, Extent: Modera	ate, Area Affe	cted : 100%			
	Location: Generator Room					
	Explanation: One 120 Kilowatt					
Batteries						
Lead/Acid	100%	2020	\$1,500	5	\$5,200	

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

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

Asset #: 1954

Electrical	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2030	* *	5	\$4,100	
	Other Observation, Exten	ıt : Moderate, Area Affe	ected : 100%			
	Location: Basement					
	Explanation : No Name	plate Rating Capacity				
Lighting						
Interior Lighting						
Fluorescent	100%	2027	\$2,348,800	10	\$128,400	
	Other Observation, Exter	it : Light, Area Affected	: 100%			
	Location: Throughout	The Building				
	Explanation: T-8 Lamp	os				
Egress Lighting						
Emergency, Battery	50%	2022	\$96,400	10	\$16,900	
Exit, Service	50%	2022	\$23,800	1		
Exterior Lighting						
HID	100%	2022	\$539,600	10	\$400	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$5,200	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$8,900	

Mechanical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2044	* *	1	\$138,600	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location: Basement Boiler Room					
	Explanation: 3 Boilers					
Distribution						
Central Plant Steam	100%	2027	\$2,264,900	4	\$6,900	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	95%	2025	\$680,600	1	\$43,000	
Unit Heater - Steam	5%	2022	\$23,900	4	\$600	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		

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

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

Asset #: 1954

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2022	\$27,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,900	
No Component	95%							
Exhaust Fans								
Roof	5%			2032	* *	2	\$200	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2037	* *	1		
Galvanized Steel	50%	0-2	\$14,700	2025	\$293,600	1		
			oderate, Area Affe	cted : 15	%			
	Location	: Basemen	t					
Water Heater								
Gas Fired	100%			2026	\$81,600	2	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2032	* *	4	\$4,400	
Backflow Preventer								
Generic	100%			2027	\$34,000	1	\$8,600	
Fixtures					-		•	
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2027	\$1,310,400	1-2	\$39,200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : LINDEN ADULTS RESIDENCE / FORMER LINDEN GENERAL HOSPITAL

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

Borough : BROOKLYN Agency's Number : N/A

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

Date of Survey : 21-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3844 Lot : 1 BIN : 3085646

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$57,900	\$55,400
Electrical	\$85,600	\$211,700
Mechanical		\$113,700
Total	\$143,500	\$380,900
Importance Code A	\$57,900	\$55,400
Importance Code B	\$85,600	\$325,400
Total	\$143,500	\$380,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,300		\$19,800	
Interior Architecture	\$92,700		\$8,300	\$4,100
Electrical	\$600	\$600	\$22,600	\$600
Mechanical	\$3,500	\$4,200	\$5,200	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,000	\$8,800	\$59,800	\$13,400
Importance Code A	\$19,500	\$2,100	\$22,100	\$2,100
Importance Code B	\$47,800	\$6,700	\$37,800	\$11,300
Importance Code C	\$50,700			
Total	\$118,000	\$8,800	\$59,800	\$13,400



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

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

Asset #: 1971

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	0.50/			TIPE	* *	_	Φ 55 400	
Masonry: Brick	95%			LIFE	* *	5	\$55,400	
		_	ht, Area Affected : . iverdale Avenue	0%				
			veraaie Avenue		4.4		00.000	
Masonry: Limestone	5%			LIFE	* *	5	\$2,200	
Windows	1000/	0.0	Φ.5.7. 000	20.42	* *	_	Φ. 6.000	
Aluminum	100%		\$57,900	2043		5	\$6,800	
		erabie, Ехів : Through	ent : Light, Area Af	јестеа : .	13%			
Dawarata	Location	. Inrougn	ош					
Parapets Masonry: Brick	90%	4+	\$17,300	LIFE	* *	5	\$5,900	
Masonry. Brick			\$17,500 : Moderate, Area			3	\$3,900	
			out Interior Face	пусстей	. 15/0			
Masanny Limestone	5%		om menor race	LIFE	* *	5	\$400	
Masonry: Limestone Metal Rail	5% 5%			2044	* *	5-10	\$5,900	
Roof	370			2044		3-10	\$3,900	
Modified Bitumen	98%			2032	* *	10	\$19,800	
Wiodified Bitainen			tent : Moderate, Ai		eted : 10%	10	Ψ12,000	
	_	: Through						
Skylight, Plastic	2%			2032	* *	1		
Interior	270			2032				
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$9,600	
Ceramic Tile	5%	0-2	\$4,400	2030	* *	5	\$1,100	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Quarry Tile	5%			2032	* *	5	\$3,300	
Terrazzo	5%			LIFE	* *	5	\$1,700	
Vinyl Tile	75%			2032	* *	3	\$16,500	
•	Deflection	Evident, E	Extent : Moderate, A	Area Affe	ected : 100%		-	
	Location	: Corridoi	r(s)					

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

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

Asset #: 1971

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	0-2	\$5,900	2036	* *	5	\$1,000	
		_	Extent: Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	5%	0-2	\$2,400	LIFE	* *	5	\$800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Masonry: Brick	10%			LIFE	* *			
Marble Panels	5%	0-2	\$16,900	LIFE	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
	Jnt Morta	r Miss/Ero	d, Extent : Light, A	rea Affec	ted : 10%			
	Location	: Through	out					
Plaster	75%	0-2	\$25,600	LIFE	* *	5	\$9,400	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Ceilings								
AcousTileSusp.Lay-In	30%			2032	* *	5	\$13,200	
Embossed Metal	5%	0-2	\$4,000	LIFE	* *	5	\$1,000	
	Deformed	Dented, E	xtent : Light, Area	Affected .	10%			
	Location	: Through	out					
Gypsum Board	15%			LIFE	* *	5	\$8,300	
Plaster	50%	0-2	\$29,500	LIFE	* *	5	\$13,800	
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Through	out					

lectrical	Current Repair	urrent Repair Future Replacement			Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$4,900	5	\$100		
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%				
	Location : Electrical Room						
	Explanation : Two 200 Ampere Main	Disconne	ect Switches				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2027	\$74,800	5	\$600		
Raceway							
Conduit	90%	2027	\$32,400	1			
Conduit	10%	2047	* *	1			
Panelboards							
Fused Disc Sw	10%	2026	\$3,100	5	\$100		
Molded Case Bkrs	20%	2043	* *	5	\$100		
Molded Case Bkrs	70%	2026	\$21,400	5	\$400		

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

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

Asset #: 1971

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	10%			2047	* *	1		
Thermoplastic	90%			2027	\$47,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$57,300	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2022	\$15,300	10	\$2,700	
Exit, Service	50%			2022	\$3,800	1		
Exterior Lighting								
HID	100%			2022	\$85,600	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	\$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$2,800	

Mechanical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	5%	2057	* *	1		
Natural Gas	95%	2047	* *	1		
Conversion Equipment						
Radiant Heater	5%	2032	* *	2	\$500	
	Other Observation, Extent: Light, Location: Various Locations Explanation: Multiple Units	Area Affected : 10	0%			
Steam Boiler	95%	2040	* *	1	\$20,900	
	Other Observation, Extent : Light, Location : Basement Explanation : 2 Natural Gas Fire		0%			
Distribution						
Central Plant Steam Piping/Pmp	100%	2037	* *	4	\$1,600	

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

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

Asset #: 1971

Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices				****			
Convector/Radiator	100%		2025	\$113,700	1	\$7,200	
		led Life, Extent : Moderate, A	rea Affec	ted : 100%			
	Location	: Throughout					
Air Conditioning							
Energy Source	1000/		20.42	* *	1		
Electricity	100%		2043	* *	1		
Conversion Equipment	50/		2022	* *	2	#100	
Exterior Pkg Unit -	5%		2032	* *	2	\$100	
Cooling	200/		2025	¢12.200	1		
Window/Wall Unit	30%		2025	\$13,300	1		
No Component	65%						
Terminal Devices	50 /		2022	* *	1	Ф 400	
Fan Coil - 2 Pipe	5%		2032	4. 4.	1	\$400	
No Component	95%						
Ventilation							
Distribution Ductwork/Diffusers	100%		LIEE	* *	2.5	\$12,400	
	100%		LIFE		2-5	\$12,400	
Exhaust Fans	100%		2032	* *	2	\$700	
Roof	10070		2032		2	\$700	
Plumbing							
H/C Water Piping Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger	10070		2037		1		
Steam Fired	100%		2047	* *	4	\$2,200	
Sanitary Piping	10070		2047		4	\$2,200	
Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures	10070		LIFE		1		
Generic	100%						
Vertical Transport	10070						
Elevators							
Geared Traction	100%		LIFE	* *			
Genea Traction		ervation, Extent : Light, Area		! : 100%			
		: Basement To 2nd Floor	Пусстей	. 100/0			
		tion: One Unit					
Fire Suppression	T						
Sprinkler							
Generic	100%		2047	* *	1-2	\$6,200	
		ow Preventer, Extent : Light, 1		ected : 100%		. ,	
	-	: Basement					

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : MOUNT EDEN AVENUE SRO

Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE

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

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

Date of Survey : 22-Jun-2017 Landmark Status : NONE

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

Block : 2865 Lot : 49 BIN : 2090448

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$147,400	\$128,200
Interior Architecture		\$43,400
Electrical		\$766,900
Mechanical	\$90,600	
Total	\$238,000	\$938,400
Importance Code A	\$147,400	\$128,200
Importance Code B	\$90,600	\$810,300
Total	\$238,000	\$938,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$100,700			\$4,500
Interior Architecture	\$15,700		\$2,500	\$11,500
Electrical	\$16,300	\$15,900	\$6,700	\$6,800
Mechanical	\$63,600	\$7,100	\$22,400	\$7,300
Site Pavements	\$800			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$207,000	\$32,800	\$41,500	\$40,000
Importance Code A	\$103,900	\$3,200	\$3,200	\$7,800
Importance Code B	\$101,100	\$29,700	\$38,200	\$32,200
Importance Code C	\$1,900			
Total	\$207,000	\$32,800	\$41,500	\$40,000



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

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

Asset # : 50

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	Broken/Mis	-	\$26,400 ents, Extent : Seve			~		
5.1			Rwl, W Mount Ede				Φ.50. 600	
Masonry: Brick	Location Graffiti, Ex	: Exterior tent : Mod	\$36,100 tent : Moderate, An Parapet Walls At S lerate, Area Affecto t Eden Avenue	Scuppers		5	\$58,600	
Window Wall	38%			2048	* *	5	\$139,200	
Windows								
Aluminum	Location Glazing Br	: 1st Flooi oken/Crac	\$15,100 ts, Extent : Modera Common Room ked, Extent : Mode r Common Room			5	\$8,900	
Parapets								
Concrete Masonry Unit	_	2-4 Cracks, Ext Through	\$33,000 tent : Moderate, Ar out	LIFE ea Affec	* * ted : 5%	5	\$3,500	
Masonry: Brick	Diagonal C Location Horizontal Location Jnt Mortar	: Southwes Cracks, E. : Southwes Miss/Erod	\$26,100 tent : Severe, Area st Stair Tower, Scu xtent : Severe, Area st Stair Tower, Scu d, Extent : Moderan st Stair Tower	ppers Th a Affecte ppers Th	roughout d : 3% roughout	5	\$900	
Metal Panel	10%			2048	* *	5	\$1,700	
Roof								
Modified Bitumen	95%			2033	* *	10	\$41,700	
Traffic Topping	5%			2033	* *	10	\$3,700	
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
nterior Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$21,700	
Ceramic Tile	5%			2037	* *	5	\$5,000	
Vinyl Tile		Now	\$14,600	2037	* *	3	\$31,600	
vinyi ine	Adhesion F Location	ailure, Ex : First Flo	tent : Moderate, Al or	rea Affec		3	ψ31,000	
	Location	: First Flo						
		-	nt : Moderate, Are	a Affecte	ed: 2%			
	Location	: First And	d Fifth Floor					

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

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

Asset #: 50

Architecture		Current I	Repair	Futu	re Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit				LIFE	* *	5	\$10,200	
		etration, E : Bulkhead	Extent : Moderate, A ds	Area Affe	ected : 5%			
Glass: Single Pane	10%			LIFE	* *	5	\$6,400	
Gypsum Board	15%	0-2	\$1,100	LIFE	* *	5	\$7,700	
	Loose/Del	am Surface	e, Extent : Moderat	e, Area A	Affected : 5%			
	Location	: First Flo	oor					
		pair Evider : First Flo	nt, Extent : Light, A oor	rea Affe	cted : 2%			
Masonry: Brick	45%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	2%			2033	* *	5	\$2,000	
		_	nents, Extent : Mod Not In Use	erate, Ai	rea Affected : 1%			
Exposed Concrete	63%			LIFE	* *	5	\$9,800	
Gypsum Board	35%			LIFE	* *	5	\$43,400	
Site Enclosure								
Fence/Gates								
Chain Link	15%			2038	* *			
Iron Picket	85%			2048	* *			
	Corrosion	Rusting, E	Extent : Moderate, A	Area Affe	ected : 85%			
	Location	: W Mt Ea	len Avenue					
Retaining Walls								
Cast in Place Concrete	100%			2048	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways					_			
Cast in Place Concrete	95%			2033	**			
Pavers/Stone	5%			2031	* *			
Parking/Driveway			***		a -			
Asphalt	100%	4+	\$800	2031	**			
	_	-	Extent : Light, Are	ea Affect	ed: 10%			
	Location	: Through	out					

Electrical	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location: Electrical Room					
	Explanation: Two 800 Ampere Main	Disconnect Switch				

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

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

Asset #: 50

Electrical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$300	
Raceway							
Conduit	100%		2038	* *	1		
Panelboards					_	4	
Molded Case Bkrs	100%		2036	* *	5	\$1,700	
Wiring	1000/		• • • • •				
Thermoplastic	100%		2038	* *	1		
Motor Controllers	1000/		2022	* *	_	0.400	
Locally Mounted	100%		2033	* *	5	\$400	
Ground							
Grounding Devices	100%		LIEE	* *	_	¢1 000	
Generic	0ther Observation, Ext	ant Light Ange	LIFE		5	\$1,000	
	Location : At Water N	_	Ајјестеи	. 3070			
	Explanation : Corross						
Stand-by Power	Explanation . Corrosi	ion					
Transfer Switches							
Automatic	100%		2033	* *	1	\$20,000	
Generators	10070		2033			\$20,000	
Diesel	100%		2031	* *	1	\$25,200	
2.000	Other Observation, Ext Location : Generator	_		: 100%	-	\$20,200	
	Explanation: One 12.		re				
Batteries	zapramamon i one iz	e iiwe yew empe					
Lead/Acid	100%		2021	\$1,500	5	\$2,400	
Fuel Storage	10070			\$1,000			
Day Tank	100%		2036	* *	5	\$12,100	
J	Other Observation, Ext	ent : Light, Area	Affected	: 100%		, , , , ,	
	Location: Basement	_					
	Explanation: One 25	0 Gallon Tank					
Lighting							
Interior Lighting							
Fluorescent	35%		2028	\$381,700	10	\$20,900	
Incandescent	5%		2028	\$54,500	2	\$100	
LED	60%		2033	* *			
Egress Lighting							
Emergency, Service	50%		2028	\$16,300	1		
Exit, Service	50%		2028	\$11,100	1		
Exterior Lighting							
HID	20% Now	\$10,000	2028	\$50,100			
	Damaged Fixtures, Ext		Area Affe	cted : 100%			
	Location : Exterior C	anopy					
No Component	80%						
Alarm							

Alarm

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

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

Asset # : 50

Electrical	(Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Tail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2028	\$40,100	1	\$4,900	
Fire/Smoke Detection							
No Component	65%						
Generic, Analog	35%		2028	\$240,500	1-3	\$14,000	

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				•
Energy Source						
Electricity	1%	2048	* *	1		
Natural Gas	99%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	99%	2033	* *	1	\$31,800	
	Other Observation, Extent: Light, Location: Basement Explanation: 2 Units	Area Affected : 10	0%			
Radiant Heater	1%	2028	\$11,000	2	\$300	
	Other Observation, Extent: Light, Location: 1st Floor Lounge Explanation: 2 Electric Unit He	30	Ó			
Distribution						
Hot Wtr Piping/Pump	75%	2036	* *	4	\$3,600	
Hot Wtr Piping/Pump	25% Now \$24,2	200 2053	* *	4	\$800	
	Other Observation, Extent: Light, Location: Basement Explanation: 1 Of 4 Hot Water (
Terminal Devices						
Convector/Radiator	98%	2033	* *	1	\$20,600	
Fan Coil Unit/Heat	2%	2028	\$18,600	1	\$400	
	Other Observation, Extent : Light,	Area Affected: 2%	ó			
	Location: Basement B14. 1st Flo	oor Locker Room A	nd Maintenan	ce Office	2	
	Explanation: 3 Units					
Air Conditioning Energy Source						
Electricity	50%	2044	* *	1		
Natural Gas	50%	2048	* *	1		

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

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

Asset #: 50

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	30%			2033	* *	2	\$1,200	
			tent : Severe, Are	ea Affecte	ed : 100%			
		ı : 5th Floor.						
	-	tion : 4 Unit. e Not Functi	-	e Not In .	Service Because Tl	iermosta	ts Controling The	
Window/Wall Unit	70%		oning.	2023	\$90,600	1		
Distribution	7070			2025	Ψ, σ, σσσ			
Ductwork/Diffusers	30%			LIFE	* *	2	\$25,400	
No Component	70%							
Ventilation								
Distribution 1/Disc	1000/			LIEE	* *	2.5	Ф2 <u>(</u> 200	
Ductwork/Diffusers	100%			LIFE		2-5	\$36,200	
Exhaust Fans Roof	85%			2033	* *	2	\$1,700	
Roof		Now	\$15,500	2033	* *	2	\$200	
Root			at : Severe, Area 1		100%	2	Ψ200	
	Location		, , , , , , , , , , , , , , , , , , , ,	33				
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2041	* *	1		
HW Heat Exchanger	1000/			2020	* *	4	Φ. (400	
Steam Fired	100%		tent : Light, Area	2038		4	\$6,400	
		servanon, Ex 1 : Basement	iem . Ligni, Area	Ајјестеи	. 100/0			
			Exchanger Built I	nto Boile	r			
Sanitary Piping	- T							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		
Cast Iron		Now	\$12,900	LIFE	**	1		
			rate, Area Affecte					
G B ()	Locatioi	i : Outsiae P	erimeter Of Build	ипд Васк	x, Right And Left Si	ae		
Sump Pump(s) Non-Submersible	100%			2028	\$0.500	1	\$2.100	
Sewage Ejector(s)	10070			2028	\$9,500	4	\$2,100	
Electric	100%			2028	\$17,900	4	\$3,900	
Vertical Transport	10070			2020	Ψ17,200	•	Ψ3,200	
Elevators								
Hydraulic	100%			LIFE	* *			
			tent : Moderate, .	Area Affe	ected : 100%			
			To 5th Floor					
	Explana	tion: 1 Of 2	Elevators Not In	Service,	Not Commissioned	!.		
Fire Suppression								
Sprinkler Generic	100%			2048	* *	1-2	\$18,200	
Generic	100%			∠∪48		1-2	\$16,200	

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

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

DEPT. OF HOMELESS SERVICES - 071 MOUNT EDEN AVENUE SRO

Asset #: 50

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Chemical System				
No Component	99%			
Generic	1%	2023 \$300	1-3	
	Other Observation, Extent : Ligh	nt, Area Affected : 1%		

Location: 1st Floor Kitchen Explanation: Not In Use kitchen Used As Storage.

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : NELSON AVE FAMILY RESIDENCE

Address : 1605 NELSON AVENUE @ FEATHERBED LANE

Borough : BRONX Agency's Number : N/A

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

Date of Survey : 06-Dec-2017 Landmark Status : NONE

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

Block : 2876 Lot : 55 BIN : 2008816

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$305,800	\$237,600
Interior Architecture	\$640,200	\$674,400
Electrical	\$2,538,500	\$224,300
Mechanical		\$185,500
Total	\$3,484,500	\$1,321,900
Importance Code A	\$305,800	\$237,600
Importance Code B	\$2,781,700	\$941,600
Importance Code C	\$397,000	\$142,600
Total	\$3,484,500	\$1,321,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$97,700			
Interior Architecture	\$108,000		\$17,500	\$3,900
Electrical	\$2,700	\$6,200	\$7,600	\$7,400
Mechanical	\$49,300	\$22,200	\$23,600	\$18,500
Total	\$257,700	\$28,400	\$48,700	\$29,800
Importance Code A	\$108,000	\$10,300	\$10,300	\$10,300
Importance Code B	\$99,000	\$18,100	\$38,400	\$19,500
Importance Code C	\$50,800			
Total	\$257,700	\$28,400	\$48,700	\$29,800



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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•				
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$79,800	
Masonry: Brick	45%			LIFE	* *	5	\$143,600	
	-	oair Evider : Through	nt, Extent : Light, A out	rea Affe	cted : 66%			
Masonry: Limestone	5%			LIFE	* *	5	\$12,000	
Masonry: Limestone	2%			LIFE	* *	5	\$4,800	
Granite Panels	3%			LIFE	* *	5	\$7,200	
Stucco Cement	40%	4+	\$94,400	2042	* *	5	\$79,800	
	Horizontal Cracks, Extent : Light, Area Affected : 5% Location : Rear Yard							
	Staining/Discoloring, Extent : Light, Area Affected : 15% Location : Below Windows							
		racks, Exte : Rear Yai	nt : Light, Area Af cd	fected : £	5%			
Windows								
Aluminum	85%			2045	* *	5	\$32,000	
Metal Clad	5%	2-4	\$99,700 ts, Extent : Modera	2054	* *	5	\$5,900	
	Location Deteriorate Location	ed Finish,	Extent : Moderate,	Area Af	fected : 50%			
	Thermally Location		Extent : Moderate	e, Area A	ffected : 50%			
Metal Louvers	5%			2038	* *	10	\$11,800	
Wood	5%	Now	\$16,200	2037	* *	5	\$9,400	
		tion, Exten : Stairwell	nt : Moderate, Ared ls	ı Affected	d : 25%			
		Inefficient, : Stairwell	Extent : Moderate ls	e, Area A	ffected : 25%			
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$16,100	
	_	olace Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Masonry: Brick	45%			LIFE	* *	5-10	\$34,800	
•	-	olace Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Masonry: Limestone	5%			LIFE	* *	5-10	\$6,900	
Metal Security Bars	5%			2057	* *		4-7	
Stucco Cement	40%	4+	\$6,000	2042	* *	5	\$5,800	
	Horizontal		xtent : Light, Area		: 5%	-	4-,0	
	Vertical C		nt : Light, Area Af	fected : £	5%			

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

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

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
xterior								
Roof	2.70/			• • • •		4.0	0.46.400	
Modified Bitumen	95%		1 . 4	2037	* *	10	\$46,100	
	Ponding, Extent : Light, Area Affected : 5% Location : Throughout							
Skylight, Metal/Glass	5%			2059	* *	10	\$8,100	
	-	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 4 Units Throughout						
nterior								
Floors								
Cast in Place Concrete	5%		*122 000	LIFE	* *	5	\$34,000	
Ceramic Tile		Now	\$122,900	2038	**	5	\$15,500	
		Crumbling, : Through	Extent : Severe, A out	rea Affeo	cted : 30%			
Quarry Tile	15%			2042	* *	5	\$35,000	
Vinyl Tile	20%			2029	\$269,600	3	\$15,500	
		ded, Extent : Through	: Light, Area Affeo out	eted : 159	%			
Wood	40%			2044	* *	5	\$116,500	
	Worn/Eroded, Extent : Light, Area Affected : 15%							
	Location	: Through	out					
Interior Walls								
Ceramic Tile	20%		\$200,900	2038	* *	5	\$35,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
Concrete Masonry Unit	10%			LIFE	* *	5	\$28,500	
Gypsum Board	50%			LIFE	* *	5-10	\$303,100	
		pair Eviden : Through	nt, Extent : Light, A out	rea Affe	cted : 5%			
Masonry: Fieldstone	5%			LIFE	* *	10	\$7,100	
Plaster	15%			LIFE	* *	5-10	\$45,500	
		pair Eviden : Through	nt, Extent : Light, A out	rea Affe	cted : 5%			

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

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

Architecture	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior Ceilings									
Exposed Struc: Steel	5%		LIFE	* *	10	\$15,500			
Gypsum Board	75% Now	\$120,300	LIFE	* *	5	\$145,600			
<i>.</i> 1	Cracking/Crumbling, Extent: Light, Area Affected: 10% Location: Throughout								
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location: Througho	ut							
	Water Penetration, Ex	tent : Light, Area	Affected	: 10%					
	Location : Througho	ut							
Plaster	20% Now	\$20,800	LIFE	* *	5	\$19,400			
	Cracking/Crumbling, I	Extent : Light, Are	ea Affect	ed : 10%					
	Location: Througho	ut							
	Recent Repair Evident	Extent : Light, A	rea Affe	cted : 5%					
	Location: Througho	ut							
	Water Penetration, Ex	tent : Light, Area	Affected	: 10%					
	Location: Througho	ut							
Site Enclosure									
Fence/Gates									
Iron Picket	100%		2064	* *					
Retaining Walls									
Cast in Place Concrete	100%		2064	* *					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%		2042	* *					
	Cracking/Crumbling, I	_	ea Affect	ed : 5%					
	Location : Througho	ut							
On-Site Walkways									
Cast in Place Concrete	100%		2042	* *					

lectrical	Current Repair	Future Replac	ement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2049	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected: 100%				
	Location: Electrical Room.					
	Explanation: Main Service Switch Ra	ted At 800 Amper	es.			
Switchgear / Switchboard						
Fused Disc Sw	100%	2039	* *	5	\$400	
	Other Observation, Extent : Light, Area	Affected : 10%				
	Location : Electrical Room.					
	Explanation: Water Leak Into A Disc	onnect Switch.				
Raceway						
Conduit	100%	2039	* *	1		

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

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

DEPT. OF HOMELESS SERVICES - 071 NELSON AVE FAMILY RESIDENCE

Asset #: 3011

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Molded Case Bkrs	70%	2037	* *	5	\$1,900	
Molded Case Bkrs	30%	2037	* *	5	\$800	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers	1000/	•••	de de	_	4=00	
Locally Mounted	100%	2034	* *	5	\$700	
Ground						
Grounding Devices	1000/					
Not Accessible	100%					
Lighting						
Interior Lighting Fluorescent	80% Now \$1	,393,100 2039	* *			
Fluorescent	00% NOW \$1 Other Observation, Extent :					
	Location: Throughout The		100%			
	Explanation: Lamp T-12,	-	amn Obsolata	Firturas	Not Providing	
	Adequate Illumination.	Compaci Finoresceni L	ump. Obsolele 1	илинев,	Ivoi I Toviding	
Fluorescent	15%	2034	* *	10	\$14,300	
1 Idolescent	T-8 Lamps And Fixtures, Ex		ted : 100%	10	Ψ14,500	
	Location: Throughout But					
Incandescent	5% 0-2	\$87,100 2039	* *	2	\$100	
meandescent	Obsolete Fixtures, Extent : I		00%	2	\$100	
	Location: Throughout But	=	0070			
Egress Lighting		8				
Emergency, Service	50%	2024	\$26,100	1		
Exit, Service	50%	2024	\$17,600	1		
Exterior Lighting	2070	2021	Ψ17,000			
HID	100% 0-2	\$400,100 2039	* *			
	Obsolete Fixtures, Extent : I		00%			
	Location: Building Perim					
Alarm	-					
Security System						
No Component	30%					
Generic	70%	2029	\$224,300	1	\$27,100	
	Other Observation, Extent :	Light, Area Affected:	100%			
	Location : Throughout The	e Building.				
	Explanation: CCTV Surve	eillance System.				
Fire/Smoke Detection						
No Component	40%					
Generic, Analog	60% 0-2	\$658,300 2039	* *	1-3	\$34,900	
	Other Observation, Extent:		100%			
	Location: Throughout But					
	Explanation: This Obsole	te Fire Alarm System D	oes Not Provide	Devices	To Properly	
	Cover All Areas.					

Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•		•				
Energy Source							
Natural Gas	100%		2049	* *	1		
Conversion Equipment				4. 4.			
Steam Boiler	100%		2042	**	1	\$102,800	
		ervation, Extent : Light, Area : Boiler Room	Affectea	t : 100%			
		ion : 1 Unit					
Distribution	Ехріанаі	ton . 1 Onti					
Central Plant Steam	100%		2039	* *	4	\$5,100	
Piping/Pmp	10070		2000		•	ψ2,100	
Terminal Devices							
Convector/Radiator	100%		2034	* *	1	\$33,500	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment	- 0./		• • • •	****	_	4.2.0.0	
Interior Pkg Unit -	5%		2027	\$185,500	2	\$300	
Cooling Window/Wall Unit	5%		2024	\$10,300	1		
No Component	90%		2024	\$10,300	1		
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$91,600	
Exhaust Fans						•	
Roof	100%		2034	* *	2	\$3,200	
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2034	* *	1		
HW Heat Exchanger	1000/		20.40	* *		015 400	
Steam Fired	100%		2049		4	\$15,400	
		ervation, Extent : Light, Area : Boiler Room	Ајјестеа	2:100%			
		: Botter Room ion : Heat Exchanger In Boil	or				
Sanitary Piping	Елриана	ion . Heui Exchanger in Boll	C1				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070						
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)			· ·				
Non-Submersible	100%		2029	\$15,100	4	\$3,300	
Backflow Preventer							
No Component	50%						
Generic	50%		2034	* *	1	\$3,200	
Fixtures							
Generic	100%						

Fire Suppression

Maintenance \$ are aggregated over a ten-year period. Site specific 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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Sprinkler				
No Component	50%			
Generic	50%	2039 **	1-2 \$14,500	

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

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

Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : NEW PROVIDENCE

Address : 215 EAST 45TH STREET @ 3RD AVE.

Borough : MANHATTAN Agency's Number : WYYY
Program / Asset # : DHS0070.000 / 4442 Yr Built/Renovated : 1948 / 2013

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

Date of Survey : 15-Dec-2017 Landmark Status : NONE

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

Block : 1319 Lot : 8 BIN : 1071616

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$151,300	\$90,400
Interior Architecture	\$577,700	\$414,400
Electrical		\$950,500
Mechanical		\$229,800
Total	\$729,000	\$1,685,100
Importance Code A	\$151,300	\$90,400
Importance Code B	\$68,300	\$1,316,800
Importance Code C	\$509,400	\$277,900
Total	\$729,000	\$1,685,100

Total	\$195,500	\$21,600	\$43,700	\$34,500
Importance Code C	\$27,300	Ψ27,100	\$16,500	\$50,100
Importance Code B	\$99,900	\$17,400	\$23,000	\$30,400
Importance Code A	\$68,300	\$4,200	\$4,200	\$4,200
Total	\$195,500	\$21,600	\$43,700	\$34,500
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Site Pavements	\$900			
Mechanical	\$21,200	\$8,600	\$10,500	\$9,500
Electrical	\$1,400	\$1,200	\$1,700	\$1,400
Interior Architecture	\$96,100		\$19,700	\$11,800
Exterior Architecture	\$64,100			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



Maintenance \$ are aggregated over a ten-year period. Site specific 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	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls						_		
Masonry: Brick	95%			LIFE	* *	5	\$180,900	
Masonry: Limestone	5%			LIFE	* *	5	\$7,100	
Windows	0.50/			2045	* *	-	#21.700	
Aluminum	95%	0.2	Φ.(0, 000	2045	**	5	\$21,700	
Steel	5%	0-2	\$60,900 Extent : Moderate,	2054		5	\$7,100	
	Location		Extent . Moderate,	Area Aj	jeciea . 30%			
			, Extent : Moderate	Area A	ffected : 50%			
	Location		, Laieni . Moderdie	., 111 eu 11	gjecieu . 5070			
Parapets	2000000							
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$9,800	
Masonry: Brick	85%			LIFE	* *	5-10	\$40,100	
Metal Rail	5%			2034	* *	5-10	\$6,200	
Pre-Cast Concrete	5%			LIFE	* *	5	\$4,300	
Roof								
Modified Bitumen	95%			2037	* *	10	\$28,200	
Skylight, Metal/Glass	5%			2049	* *	10	\$4,900	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5	\$12,300	
Interior								
Floors								
Carpet	25%			2025	\$205,000	3	\$31,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$27,500	
Ceramic Tile	10%	3.7	#10. 5 00	2042	* *	5	\$6,300	
Quarry Tile			\$18,500 Extent : Moderate	2042 , Area Ą		5	\$2,400	
Vinyl Tile	25%	Now	\$68,300	2034	* *	3	\$5,900	
v myr 1 ne	Cracking/	Crumbling,	Extent : Moderate Lobbies And Corr	, Area Ą	ffected : 40%	3	ψ2,700	
Vinyl Tile	25%			2029	\$136,500	3	\$7,900	
Interior Walls							4 - 7 2	
Ceramic Tile	5%			2042	* *	5	\$33,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$52,900	
Gypsum Board	55%			LIFE	* *	5-10	\$618,600	
Plaster	25%			LIFE	* *	5-10	\$140,600	
Plaster	5%			LIFE	* *	5-10	\$28,100	
Ceilings	· <u> </u>							
AcousTileSusp.Lay-In	80%			2034	* *	5	\$50,300	
Gypsum Board	20%			LIFE	* *	5-10	\$43,300	
Site Enclosure								
Fence/Gates	1000			2025	a. •			
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk	100%			2034	* *			
Cast in Place Concrete Note: All component repairs \$ estim								

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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 4+ \$900 2042 **

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

Location: Rear Concrete Yard

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$200	
	Other Observation, Extent : Light,	Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : 2- Main Service D	isconnect Switche	s Rated At 800 .	Amperes	Each.	
Switchgear / Switchboard	200/	2020	* *	-	Ф100	
Fused Disc Sw	30%	2039		5	\$100	
	Other Observation, Extent : Light, Location : Electrical Room	Area Affectea : 1	00%			
	Explanation: 1- Vertical Section	_				
E 1D' 0	-		#20.000		#100	
Fused Disc Sw	30%	2029	\$29,900	5	\$100	
	Other Observation, Extent : Light, Location : Electrical Room	Агеа Ајјестеа : 1	00%			
		_				
WILLIG DI	Explanation: 1- Vertical Section		* *		0.400	
Molded Case Bkrs	40%	2039		5	\$400	
	Other Observation, Extent : Light, Location : Electrical Room	Area Affectea : 1	00%			
Raceway	Explanation: 1- Vertical Section	1				
Conduit	80%	2039	* *	1		
Conduit	20%	2029	\$10,500	1		
Panelboards	2070	2027	\$10,500	1		
Fused Disc Sw	10%	2037	* *	5	\$100	
Molded Case Bkrs	90%	2037	* *	5	\$1,000	
Wiring	2070	2037			ψ1,000	
Thermoplastic	100%	2039	* *	1		
Motor Controllers						
Locally Mounted	100%	2034	* *	5	\$300	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	99%	2029	\$697,600	10	\$38,100	
	T-8 Lamps And Fixtures, Extent:		ed : 100%			
	Location: Throughout The Build	ding				
LED	1%	2037	* *			-

Maintenance \$ are aggregated over a ten-year period. Site specific 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 Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%	2	.029	\$10,500	1		
Exit, Service	50%	2	029	\$7,100	1		
Exterior Lighting							
Fluorescent	30%	2	.029	\$41,200	10	\$1,200	
	Compact Fluorescent I	Light, Extent : Light,	Area	Affected : 100%			
	Location: Front And	Courtyard					
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2	037	* *	1	\$4,700	
	Other Observation, Ex	tent : Light, Area Aff	fected	: 100%			
	Location : Hallways	And Courtyard					
	Explanation: CCTV	Surveillance Camero	as				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2	029	\$133,200	1-3	\$8,000	
_	Other Observation, Ex	tent : Light, Area Afj	fected	: 100%			
	Location: Hallways,	Cafeteria And Bases	ment				
	Explanation: Strobe	Lights, Manual Pull	Statio	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2039	* *	1		
Conversion Equipment						
Steam Boiler	100%	2034	* *	1	\$41,600	
	Other Observation, Extent: Light, Are	ea Affected :	100%			
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	100%	2039	* *	4	\$2,100	
Piping/Pmp						
Terminal Devices						
Air Handler	20%	2029	\$112,900	1	\$5,200	
Convector/Radiator	80%	2034	* *	1	\$10,900	
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
Conversion Equipment						
Window/Wall Unit	60%	2024	\$50,200	1		
No Component	40%		-			
Vantilation						

Ventilation

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

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

DEPT. OF HOMELESS SERVICES - 071 NEW PROVIDENCE

Asset #: 4442

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,100	
Exhaust Fans						
Roof	100%	2029	\$66,700	2	\$1,300	
Plumbing						
H/C Water Piping						
Brass/Copper	90%	2039	* *	1		
Galvanized Steel	10%	2034	* *	1		
Water Heater						
Gas Fired	100%	2024	\$24,500	2	\$600	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	90%	LIFE	* *	1		
Plastic/PVC	10%	2042	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$6,100	4	\$1,300	
Backflow Preventer						
Generic	100%	2034	* *	1	\$2,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: (1) Basement To	o 6th Floor, (1) Base	ement To 5th Floor	•		
	Explanation: 2 Units					
Fire Suppression						
Sprinkler						
Generic	100%	2039	* *	1-2	\$11,800	
Chemical System						
Generic	100%	2024	\$26,700	1-3	\$4,000	

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

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

Print Date: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : PAMOJA HOUSE

Address : 357 MARCUS GARVEY BLVD.

Borough : BROOKLYN Agency's Number : N/A

Area Sq Ft : 225,775 Project Type : HOMELESS SERVICES

Date of Survey : 26-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1649 Lot : 1 BIN : 3045367

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,544,000	\$1,316,700
Interior Architecture	\$5,943,700	\$453,600
Electrical	\$2,269,000	\$1,838,000
Mechanical	\$1,063,400	\$2,349,200
Total	\$11,820,100	\$5,957,500
Importance Code A	\$2,823,300	\$1,376,900
Importance Code B	\$8,315,400	\$4,542,400
Importance Code C	\$681,400	\$38,200
Total	\$11,820,100	\$5,957,500

Interior Architecture	\$85,000	**		\$12,800
Electrical	\$18,900	\$20,700	\$46,200	\$17,800
Mechanical	\$84,800	\$50,400	\$118,200	\$65,800
Total	\$270,100	\$71,100	\$171,700	\$96,400
Importance Code A	\$81,300	\$22,400	\$32,100	\$22,400
Importance Code B	\$137,400	\$48,800	\$139,700	\$74,000
Importance Code C	\$51,300			



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

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

Asset #: 1975

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
cterior					
Exterior Walls					
Cast Stone/Terra Cotta	5% Now \$141,400 Cracking/Crumbling, Extent: Severe, A Location: Throughout Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout	-	5	\$38,200	1
Masonry: Brick	90% Now \$813,500 Cracking/Crumbling, Extent: Moderat Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$88,100	
Masonry: Sandstone	5% Now \$21,500 Int Mortar Miss/Erod, Extent : Light, A Location : Throughout	LIFE ** Area Affected : 10%	5	\$3,700	
Windows					
Aluminum	95% Now \$454,800 Air Infiltration, Extent: Light, Area Aff Location: Throughout Ctrwt/Balnc Not Funct, Extent: Light, Location: Throughout		5	\$13,300	
Metal Louvers	5% Now \$4,300 Corrosion/Rusting, Extent: Light, Area Location: Throughout	2036 ** a Affected : 10%			
Parapets					
Cast Stone/Terra Cotta	2% Now \$11,700 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 30%	5	\$3,500	
Copper/Terne	2% Now \$11,900 Broken/Missing Elements, Extent: Light Location: Throughout Cracking/Crumbling, Extent: Light, And Location: Throughout	••	5	\$1,100	
Masonry: Brick	90% Now \$360,200 Cracking/Crumbling, Extent: Light, An Location: Throughout	LIFE ** rea Affected : 10%	5	\$20,400	
Masonry: Granite	3% Now \$15,900 Int Mortar Miss/Erod, Extent: Light, A Location: Throughout	LIFE ** Area Affected : 10%	5	\$900	
Metal Panel	3% Now \$16,000 Deformed/Dented, Extent : Moderate, A Location : Throughout	2037 ** Area Affected : 30%	5	\$1,300	

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

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

Asset #: 1975

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Asphalt Shingle	50% Now \$172,300 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout				
Metal Panel	7% Now \$59,400 Deformed/Dented, Extent: Moderate, A Location: Throughout	2032 ** Area Affected : 30%			
Modified Bitumen	35% Now \$357,100 Gut/DS Non Func/Miss, Extent: Moder Location: Throughout Water Penetration, Extent: Light, Area Location: Throughout				
Single Ply Membrane Skylight, Metal/Glass	3% 5% Now \$185,200 Deformed/Dented, Extent: Light, Area Location: Throughout	2032 ** 2037 ** Affected: 20%	10	\$7,400	
Interior Floors					
Cast in Place Concrete	50% 0-2 \$90,400 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	LIFE ** rea Affected : 10%	5	\$372,800	
Ceramic Tile	10% 0-2 \$33,700 Cracking/Crumbling, Extent : Light, Ar Location : Throughout	2030 * * rea Affected : 10%	5	\$17,000	
Vinyl Tile	30% Now \$887,300 Adhesion Failure, Extent: Moderate, A Location: Throughout Broken/Missing Elements, Extent: Mod Location: Throughout		3	\$38,300	
Wood	10% Now \$458,900 Broken/Missing Elements, Extent: Moderate, Cocation: Second And Third Floors Dry Rot/Decay, Extent: Moderate, Area Location: Second And Third Floors Split/Cracked, Extent: Moderate, Area Location: Second And Third Floors	a Affected : 25%	5	\$32,000	

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

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

Asset #: 1975

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority	
nterior					
Interior Walls Ceramic Tile	10% Now \$107,500	2030 **	5 \$9,500		
Ceramic The	Cracking/Crumbling, Extent: Light, Are Location: Throughout		3 \$7,300		
Concrete Masonry Unit	15% 0-2 \$64,900 Cracking/Crumbling, Extent : Light, Are Location : Throughout	LIFE ** ea Affected : 10%	5 \$11,400		
Gypsum Board	15% Now \$24,200 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** , Area Affected : 10%	5 \$17,200		
Masonry: Brick	10% Now \$227,800 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout				
Plaster	45% Now \$281,200 Cracking/Crumbling, Extent: Moderate Location: Throughout Paint Peeling, Extent: Moderate, Area Location: Throughout		5 \$25,800		
Wood	5% 0-2 \$27,100 Deteriorated Finish, Extent: Light, Area Location: Throughout	LIFE ** a Affected : 10%	5 \$38,200		
Ceilings					
Exposed Struc: Steel	40% Now \$2,931,900 Water Penetration, Extent: Light, Area Location: Throughout	LIFE ** Affected: 10%			
Exposed Struc: Wood	40% Now \$437,000 Water Penetration, Extent: Light, Area Location: Throughout	LIFE ** Affected : 10%			
Plaster	20% Now \$456,800 Broken/Missing Elements, Extent: Mode Location: Throughout		5 \$42,600		
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affectea : 15%			

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

Under 600 Volts

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

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

Asset #: 1975

Electrical	Current Repair	Futu	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	25%	2027	\$20,000	5	\$200	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affa	ected : 100%			
	Explanation: One 600 Ampere Main	Disconne	ect Switch			
Molded Case Bkrs	50%	2027	\$40,100	5	\$3,000	
	Other Observation, Extent : Moderate, . Location : Electrical Room		. ,	-	42,000	
	Explanation: Two 600 Ampere Main	Disconn	ect Switch			
MILLO DI				-	Φ1.500	
Molded Case Bkrs	25% Other Observation, Extent : Moderate, . Location : Electrical Room	2027 Area Affa	\$20,000 ected : 100%	5	\$1,500	
	Explanation: One 400 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard	r					
Fused Disc Sw	75%	2027	\$261,800	5	\$700	
Molded Case Bkrs	25%	2027	\$87,300	5	\$1,500	
Raceway			•		·	
Conduit	100%	2027	\$398,200	1		
Panelboards						
Fused Disc Sw	10%	2026	\$36,600	5	\$500	
Molded Case Bkrs	90%	2026	\$329,500	5	\$5,400	
Wiring						
Braided Cloth	60% 2-4 \$368,000	2052	* *	1		
	Insulation Aged, Extent : Moderate, Are Location : Throughout The Building	ea Affecto	ed : 100%			
Thermoplastic	40%	2027	\$245,400	1		
Motor Controllers						
Locally Mounted	100%	2025	\$174,200	5	\$1,500	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,300	
Stand-by Power						
Transfer Switches	1000/		4.0.000		# . . .	
Automatic	100%	2025	\$68,900	1	\$69,500	
Generators Diesel	100% Now \$535,000 Not in Service, Extent: Severe, Area Af Location: Generator Room	2042 fected : 1	* *	1	\$78,700	
	Other Observation, Extent: Severe, Are	oa Affect	ed : 100%			
	Location: Generator Room	a ryjecie	La. 100/0			
	Explanation : One 100 Kilowatt					
Batteries	Expunuion . One 100 Knownt					
Lead/Acid	100%	2020	\$1,500	5	\$8,400	
	100,0		Ψ1,500		Ψ0,100	

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

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

Asset #: 1975

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	1000/	• • • •	di di	_		
Main Tank	100%	2030	**	5	\$6,600	
	Other Observation, Extent : Moderate Location : Basement	, Area Affe	ected : 100%			
ialatina	Explanation : One 275 Gallon					
Lighting Interior Lighting						
Fluorescent	85%	2035	* *	10	\$176,000	
Tuoreseent	Other Observation, Extent : Light, Are		: 100%	10	Ψ170,000	
	Location: Throughout The Building					
	Explanation: T-8 Lamps					
HID	10%	2022	\$56,400	10	\$700	
Incandescent	5%	2022	\$189,400	2	\$300	
Egress Lighting						
Emergency, Service	10%	2022	\$11,300	1		
Emergency, Service	50%	2035	* *	1		
Exit, Service	30%	2022	\$23,000	1		
Exit, Service	10%	2035	* *	1		
Exterior Lighting						
HID	100%	2022	\$870,200	10	\$700	
Alarm						
Security System	0.007					
No Component	90%	2025	* *		ΦO 400	
Generic	10%	2035	* *	1	\$8,400	
Fire/Smoke Detection	000/					
No Component	90%	2022	¢220 (00	1.2	¢12 000	
Generic, Analog	10%	2022	\$238,600	1-3	\$13,900	

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	40%			2037	* *	5	\$28,000	
Natural Gas	60%			2047	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$279,300	2032	* *	1	\$201,200	
	Corroded,	Extent : Mode	erate, Area Affe	cted : 20	%			
	Location	: Boilers						
	Other Obse	ervation, Exte	nt : Light, Area	Affected	: 40%			
	Location	: Boiler Roon	ı					
	Explanat	ion: 2 Units						

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

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

Asset #: 1975

Mechanical	Current R	lepair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Distribution Central Plant Steam Piping/Pmp	100% Now Steam Traps Faulty, E	\$365,300 Extent : Severe, Ar	2037 rea Affecte	** d:15%	4	\$11,100		
	Location : Througho	out						
Terminal Devices Air Handler	40% Now Unit Inoperable, Exte		2027 Affected : 2	\$1,213,900 20%	1	\$50,300		
Convector/Radiator	60% Now Damaged, Extent: Mo Location: Througho		2032 ected : 10%	* *	1	\$39,400		
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	15%		2037	* *	2	\$2,100		
	Recent Installation, E. Location: To Serve Other Observation, E. Location: Roof Explanation: Under	The Kitchen Area xtent : Light, Area	!					
No Component	85%							
Distribution Ductwork/Diffusers No Component	15% 85%		LIFE	**	2	\$44,100		
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$125,900		
Exhaust Fans Interior	60% Now Not in Service, Extent Location : Throughe		2027 fected : 20	\$460,700	2	\$3,300		
Roof	40%		2027	\$143,300	2	\$2,800		
Plumbing H/C Water Piping Galvanized Steel	100% Now Corroded, Extent : Me Location : Throughe		2032	* *	1	42 ,000		
Water Heater								
Gas Fired Gas Fired	40% 60%		2027 2026	\$52,700 \$79,000	2 2	\$1,300 \$2,000		
HW Heat Exchanger Steam Fired	100%		2027	\$343,700	4	\$22,300		

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

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

Asset #: 1975

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%		\$158,000	LIFE	* *	1		
	Blockage /	Clogged, E.	xtent : Moderate, 1	Area Affe	ected : 15%			
	Location	: Basement	•					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$32,900	2037	* *	4	\$4,800	
	Unit Inope	rable, Exte	nt : Severe, Area A	Affected :	100%			
	Location	: Basement	!					
Fixtures								_
Generic	100%							
	Obsolete F	ixtures, Ext	tent : Severe, Area	Affected	l : 100%			
	Location	: Througho	out					
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	\$118,000	
Sprinkler								
Generic	100%			2047	* *	1-2	\$63,200	
Fire Pump								
Generic	100%			2030	* *	1	\$42,200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : PARK SLOPE ARMORY

Address : 1402 8TH AVENUE @ 14TH ST

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

Area Sq Ft : 201,300 Project Type : HOMELESS SERVICES
Date of Survey : 02-Jun-2015 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 1102 Lot : 12 BIN : 3026581

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,203,300	\$212,700
Interior Architecture	\$84,300	\$2,924,400
Electrical	\$257,700	\$331,400
Mechanical	\$43,700	\$1,524,000
Total	\$1,589,000	\$4,992,400
Importance Code A	\$1,203,300	\$212,700
Importance Code B	\$385,700	\$4,485,400
Importance Code C		\$294,300
Total	\$1,589,000	\$4,992,400

Exterior Architecture		\$38,800		
Interior Architecture	\$27,200	. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		\$6,700
Electrical	\$17,000	\$4,500	\$4,500	\$3,600
Mechanical	\$55,200	\$52,100	\$76,100	\$52,100
Total	\$99,300	\$95,400	\$80,600	\$62,400
Importance Code A	\$19,900	\$58,900	\$19,900	\$19,900
Importance Code B	\$79,400	\$36,500	\$60,700	\$42,500
Importance Code C				
Total	\$99,300	\$95,400	\$80,600	\$62,400



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

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

Asset #: 4453

Architecture		Current I	Repair	Future Replacement Maintenance		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	000/			LIDE	* *	-	#12 C 000	
Masonry: Brick	90% 3%			LIFE	* *	5 5	\$136,900	
Masonry: Brick	_	ervation F	Extent : Moderate,	LIFE		3	\$4,600	
			Vall Facing Roof	717eu 71jje	ciea . 10070			
			o Over Brick					
Masonry: Sandstone	7%			LIFE	* *	5	\$8,000	
Windows	,,,						ψο,σσσ	
Aluminum	100%	Now	\$101,800	2042	* *	5	\$10,900	
	Ctrwt/Baln	c Not Fun	ct, Extent : Light,	Area Affe	cted : 20%			
	Location	: Through	out					
Parapets						_		_
Copper/Terne	10%			2061	* *	5	\$40,500	
Masonry: Brick		Now	\$457,600	LIFE	**	5	\$71,200	
			Extent : Light, An	rea Affecto	ed : 10%			
D G . G		: Through	ош	TIPE	ate ate		#2 < 400	
Pre-Cast Concrete Roof	5%			LIFE	* *	5	\$26,400	
Asphalt Shingle	Water Pen	Now etration, E : Through	\$227,200 Extent : Moderate, out	2035 Area Affe	* * cted : 20%			
Copper/Terne	Water Pen	Now etration, E : Through	\$55,500 Extent : Moderate, out	2054 Area Affe	* * cted : 20%			
Modified Bitumen	5%	Now	\$56,100	2031	* *			
		etration, E : Through	xtent : Moderate, out	Area Affe	cted : 20%			
Single Ply Membrane	5%			2031	* *	10	\$18,600	
Skylight, Metal/Glass	5%	Now	\$305,100	2046	* *			
		etration, E : Through	xtent : Light, Arec out	ı Affected	: 10%			
Interior								
Floors								
Ceramic Tile	5%			2035	**	5	\$13,500	
Vinyl Tile	20%			2026	\$510,900	3	\$27,000	
Wood Not Accessible	20%			2029	\$1,981,800	5	\$101,200	
Interior Walls	55%							
Ceramic Tile	5%			2029	\$294,300	5	\$9,600	
Gypsum Board	10%			LIFE	\$29 4 ,300 * *	5	\$11,500	
Plaster	10%			LIFE	* *	5	\$5,700	
Not Accessible	75%					-	ψ2,700	

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

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

Asset #: 4453

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,700	2031	* *	5	\$7,600	
-	Water Pen	etration, Ext	ent : Moderate, A	rea Affe	ected : 5%			
	Location	: Throughou	ıt					
Embossed Metal	1%			LIFE	* *	5	\$1,400	
Plaster	19%	Now	\$84,300	LIFE	* *	5	\$36,100	
	Cracking/	Crumbling, E	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Throughou	ıt					
Not Accessible	75%							

lectrical		Current Rep	air	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	25%			2026	\$1,100	5	\$200	
	Other Obse	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%			
	Location .	: Electrical R	oom					
	Explanati	on : One 400	Amperes And C)ne 200 i	Amperes Main Disc	connect S	Switch	
Not Accessible	75%							
Switchgear / Switchboard								
Molded Case Bkrs	25%			2026	\$95,200	5	\$1,300	
Not Accessible	75%							
Raceway								
Conduit	25%			2026	\$108,600	1		
Not Accessible	75%							
Panelboards								
Fused Disc Sw	5%			2025	\$20,000	5	\$200	
Molded Case Bkrs	15%			2025	\$59,900	5	\$800	
Molded Case Bkrs	5%			2034	* *	5	\$300	
Not Accessible	75%							
Wiring								
Braided Cloth	20%	2-4	\$2,300	2051	* *	1		
	Insulation A	Aged, Extent .	: Moderate, Are	a Affecte	ed : 100%			
	Location .	: Throughout	The Building					
Thermoplastic	5%			2036	* *	1		
Not Accessible	75%							
Motor Controllers								
Locally Mounted	25%			2024	\$3,200	5	\$300	
Not Accessible	75%				. ,			
round								

Ground

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

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

Asset #: 4453

rical	Current Repair	Futur	e Replacement	M	aintenance	
n omponent Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
l						
ounding Devices				_		
Generic	100% 0-2 \$10,60		**	5	\$3,000	
	Other Observation, Extent: Modera Location: Water Main - Basemen		ectea : 100%			
	Explanation: Corroded					
ng .	Explanation . Corrolled					
erior Lighting						
Fluorescent	2%	2031	* *	10	\$3,700	
	Other Observation, Extent : Modera	te, Area Affe	ected : 100%		. ,	
	Location: Lobby					
	Explanation: Compact Fl					
Fluorescent	23%	2031	* *	10	\$42,500	
	Other Observation, Extent : Light, A		l : 100%			
	Location : Throughout The Buildin	ıg				
	Explanation: T-8 Lamps					
Not Accessible	75%					
ress Lighting						
Emergency, Service	15%	2031	* *	1		
Exit, Service	10%	2031	* *	1		
Not Accessible	75%					
terior Lighting			****			
HID	25%	2021	\$211,500	10	\$200	
No Component	75%					
it Ct						
	90%					
-		2026	\$67.800	1	\$7.500	
	10/0	2020	Ψ07,300	1	Ψ1,500	
	75%					
		2031	* *	1-3	\$31,000	
No Component Generic re/Smoke Detection Not Accessible Generic, Digital	90% 10% 75% 25%	2026	\$67,800 **	1-3		\$7,500 \$31,000

Mechanical	Current Repair	Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual Fuel	100%	2046	* *	1		
	Other Observation, Extent: Light, Area	Affected: 100%				
	Location : Buried Under Sidewalk On	15th Street				
	Explanation: 1 4000 Gallon Tank					
Conversion Equipment						
Steam Boiler	100%	2039	* *	1	\$199,400	
	Other Observation, Extent: Light, Area	Affected: 100%				
	Location : Boiler Room					
	Explanation : 2 Dual Fuel Steam Boile	ers				

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

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

Asset #: 4453

Mechanical		Current Repair	Future Replacement Maintenance			aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•						
Distribution Central Plant Steam Piping/Pmp	25%		2026	\$887,900	4	\$2,500	
r iping/r inp		led Life, Extent : Moderate, A : Throughout The D H S Sec					
Central Plant Steam Piping/Pmp	75%		2046	* *	4	\$7,400	
Terminal Devices							
Air Handler	70%		2031	* *	1	\$87,100	
Convector/Radiator	30%		2024	\$337,000	1	\$19,500	
		led Life, Extent : Moderate, A					
	Location	: Throughout The D H S Sec	tion Of T	he Building			
Air Conditioning Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment	10070		2042		1		
Reciprocating	70%		2031	* *	1	\$65,400	
Compr/Chiller	7070		2031		1	\$05,400	
Window/Wall Unit	30%		2024	\$131,200	1		
Distribution				¥ , · ·			
CW & CHW Wtr	70%		2046	* *	4	\$6,900	
Pipe/Pump							
No Component	30%						
Terminal Devices							
Air Handler/Cool/Ht	70%		2031	* *	1	\$87,100	
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$89,800	
No Component	20%						
Exhaust Fans			• • • • •	at at		00.100	
Roof	50%		2031	* *	2	\$3,100	
Wall Unit	50%		2031	* *	2	\$3,100	
Plumbing							
H/C Water Piping Galvanized Steel	100%		2031	* *	1		
Water Heater	100%		2031		1		
Water Heater Gas Fired	100%		2024	\$128,000	2	\$2,900	
Sanitary Piping	10070		2024	\$120,000		\$2,900	
Cast Iron	70%		LIFE	* *	1		
				* *			
Cast Holl		led Life Extent : Moderate A			1		
Cast Iron	30% On Extend	led Life, Extent : Moderate, A : Throughout The D H S Sec	LIFE rea Affec	* * cted : 100%	1		

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

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

DEPT. OF HOMELESS SERVICES - 071 PARK SLOPE ARMORY

Asset #: 4453

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100% 0-2 \$43,	700 LIFE	* *	1		
	Blockage /Clogged, Extent : Sever	re, Area Affected : 50%	ó			
	Location : Scuppers And Leader	s On The North And S	outh Sides	Of The B	uilding	
	Other Observation, Extent : Light,	. Area Affected : 100%		Ü	Ü	
	Location : Around The Perimete					
	Explanation : Aluminium Scuppe	,	ved			
Backflow Preventer						
Generic	100%	2031	* *	1	\$12,300	
Fixtures					· /	
Generic	100%					
	Obsolete Fixtures, Extent : Severe	, Area Affected : 100%	ó			
	Location : Throughout	, 33				
Fire Suppression						
Sprinkler						
Generic	30%	2036	* *	1-2	\$16,900	
Generic	70%	2052	* *	1-2	\$39,500	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : POWERS FAMILY OVERNIGHT (PATH)

Address : 346 POWERS AVENUE @ E.142 ST.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DHS0052.000 / 1948 Yr Built/Renovated : 1989 /

Area Sq Ft : 67,418 Project Type : HOMELESS SERVICES

Date of Survey : 28-Jun-2017 Landmark Status : NONE

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

Total

Block : 2572 Lot : 6 BIN : 2091301

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$612,000	\$619,700
Interior Architecture	\$62,900	\$115,200
Electrical		\$772,100
Mechanical	\$67,100	\$461,700
Site Pavements	\$18,300	\$27,500
Total	\$760,300	\$1,996,200
Importance Code A	\$612,000	\$619,700
Importance Code B	\$148,300	\$1,339,600
Importance Code C		\$36,900
Total	\$760,300	\$1,996,200

EXPENSE	F Y 2020	FY 2021	FY 2022	F 1 2023
Exterior Architecture	\$9,100	\$17,000		\$15,800
Interior Architecture	\$38,700		\$15,500	\$9,100
Electrical	\$6,100	\$4,900	\$4,800	\$4,500
Mechanical	\$10,200	\$7,400	\$15,700	\$7,400
Site Pavements	\$30,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$98,500	\$33,200	\$40,000	\$40,800
Importance Code A	\$12,500	\$20,400	\$3,300	\$19,300
Importance Code B	\$54,700	\$12,900	\$36,700	\$21,400
Importance Code C	\$31,300			

\$33,200

\$40,000

\$40,800



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.

\$98,500

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

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

Asset #: 1948

chitecture	Current Repair	Future Replacement	M	laintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls					
Masonry: Brick	66% 0-2 \$180,500 Graffiti, Extent : Moderate, Area Affe Location : E 142nd	ected : 5%	5	\$58,600	
	Jnt Mortar Miss/Erod, Extent : Light, Location : Throughout All Facades	Area Affected : 15%			
	Caulking Deteriorated, Extent: Mode Location: Control Joints Througou	==			
Pre-Cast Concrete	25%	LIFE **	5	\$72,200	
Window Wall	9%	2048 **	5	\$30,000	
Windows					
Aluminum	100% 0-2 \$329,700 Air Infiltration, Extent : Moderate, An Location : Throughout		5	\$9,600	
	Caulking Deteriorated, Extent: Mode Location: Throughout	erate, Area Affected : 50%			
	Water Penetration, Extent : Moderate Location : Throughout	e, Area Affected : 30%			
Parapets Masonry: Brick	35% 0-2 \$9,100 Horizontal Cracks, Extent : Moderate Location : South West Roof		5	\$1,600	
	Caulking Deteriorated, Extent: Mode Location: Control Joints	erate, Area Affected : 10%			
Metal Panel	10%	2048 **	5	\$1,700	
Metal Rail	35%	2041 **	5-10	\$28,000	
No Component	20%				
Roof					
Metal Panel	45% Deformed/Dented, Extent: Moderate Location: South Roof Gutter	2041 ** , Area Affected : 5%	10	\$53,000	
	Vegetation Growth, Extent : Moderat Location : Center Roof, Gutter	e, Area Affected : 5%			
Modified Bitumen	55% Now \$48,900 Broken/Missing Elements, Extent: M Location: Flashing - North East Ro Recent Repair Evident, Extent: Light Location: Throughout	oderate, Area Affected : 5% oof And South East Roof Stair			
Soffits					
Cast in Place Concrete	100%	LIFE **	5	\$18,200	

Interior

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

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

Asset #: 1948

Architecture		Current F	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	•••					_	001.100	
Ceramic Tile	30%	0.2	Φ.(2,000	2037	* *	5	\$31,100	
Vinyl Tile	70%	0-2	\$62,900	2033		3	\$27,200	
		: Through		eraie, Ai	rea Affected : 15%			
		_	ent, Extent : Light,	Area Aft	fected · 25%			
		: Throuhg		11,0011199	20,00			
	Uneven Substrate, Extent: Moderate, Area Affected: 2%							
			or Corridor	55				
	Worn/Ero	ded, Extent	: Light, Area Affec	cted : 50	%			
	Location	: Through	out					
Interior Walls								
Concrete Masonry Unit		0-2	\$6,400	LIFE	* *	5	\$5,700	
			xtent : Moderate, A	Area Affe	ected : 5%			
		: Stair I, J	, G					
Glass: Single Pane	3%			LIFE	* *	5	\$3,200	
Plaster	87%			LIFE	* *	5	\$36,900	
Ceilings	600 /		***			_	4=0.400	
Gypsum Board		Now	\$32,300	LIFE	**	5	\$78,300	
	_	_	Extent : Moderate ad South Ends, Stat	-	<i>ђестеа : 15%</i>			
			xtent : Moderate, A		octod · 15%			
			xieni . Moderdie, 1 id South Ends	тей Аује	сией . 1570			
Plaster	40%			LIFE	* *	5	\$26,100	
Site Enclosure	7070			LIII			\$20,100	
Fence/Gates								
Chain Link	20%			2038	* *			
	Corrosion	Rusting, E	xtent : Light, Area	Affected	! : 50%			
	Location	: Through	out					
Exposed Struc: Steel	80%			LIFE	* *			
•	Paint Peel	ing, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Through	out, Galvanized St	eel Adhe	sion Issues			
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements								
Public Sidewalk	1000			2011	* *			
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways	1000/	2.4	¢00 500	2041	* *			
Cast in Place Concrete	100%	2-4 Crumbling	\$23,500 Extent : Moderate	2041				
		: Through		, ліеи А	_{Дестей} . 1570			
		_	ent : Moderate, Ar	ea Affec	ted : 10%			
		: Through						

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

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

Asset #: 1948

Architecture	Current Repair		Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements								
Parking/Driveway								
Asphalt	100% 4+	\$1,300	2031	* *				
	Cracking/Crumbling, Extent	: Light, Area	Affected	! : 10%				
	Location: Throughout							
Activity Yard								
Rubber Matting	60% Now	\$5,500	2028	\$27,500				
_	Broken/Missing Elements, E	xtent : Modera	ite, Area	a Affected : 10%				
	Location: Throughout, Mi	Location: Throughout, Missing Tiles						
	Tripping Hazard, Extent : M	Tripping Hazard, Extent: Moderate, Area Affected: 10%						
	Location: Throughout							
Rubber Matting	40%	2	2023	\$18,300				

Electrical		Current Repair		Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estima (Years)	nted Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2038	* >	5	\$200	
	Other Obse	ervation, Extent : 1	Light, Area	Affected	: 100%			
	Location	: Electrical Room						
	Explanati	ion: Two 1200 An	ipere Main	Disconn	ect Switches			
Fused Disc Sw	30%			2038	* >	· 5	\$100	
	Other Obse	ervation, Extent : 1	Light, Area	Affected	: 100%			
	Location	: Electrical Room						
	Explanati	on: One 1600 Am	pere Main .	Disconn	ect Switch			
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* >	5	\$300	
Raceway								
Conduit	100%	4+	\$2,000	2038	* >	' 1		
	Covers Mis	sing, Extent : Mod	lerate, Area	ı Affecte	d: 1%			
	Location	: Basement						
Panelboards								
Fused Disc Sw	5%			2036	* >	5	\$100	
Molded Case Bkrs	95%			2036	* >	5	\$1,700	
Wiring								
Thermoplastic	100%			2038	* >	' 1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* >	5	\$1,000	

Lighting

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

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

Asset #: 1948

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2028	\$113,100	10	\$6,200	
	T-8 Lamps And Fixtures,	Extent : Light, Area Aff	ected : 100%			
	Location: 2nd Floor Ca	feteria				
LED	90%	2033	* *			
Egress Lighting						
Emergency, Battery	50%	2028	\$46,400	10	\$8,100	
Exit, Battery	50%	2028	\$39,300	10	\$2,300	
Exterior Lighting						
LED	50%	2033	* *			
No Component	50%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2028	\$145,700	1	\$17,600	
Fire/Smoke Detection						
No Component	40%					
Generic, Analog	60%	2028	\$427,600	1-3	\$24,900	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$33,300	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Basement					
	Explanat	ion : 2 Gas Fired Hot Water I	Boilers				
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$5,000	
Terminal Devices							
Air Handler	10%		2028	\$90,600	1	\$4,200	
Convector/Radiator	80%		2033	* *	1	\$17,400	
Fan Coil Unit/Heat	10%		2028	\$96,500	1	\$2,200	
Air Conditioning							
Energy Source							
Electricity	90%		2036	* *	1		
Natural Gas	10%		2048	* *	1		
Conversion Equipment							
Int Pkg Unit -	10%		2026	\$137,100	2	\$400	
Heating/Cooling							
Split Unit	10%		2028	\$137,600			
Window/Wall Unit	50%		2023	\$67,100	1		
No Component	30%			. ,			

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

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

Asset #: 1948

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2	\$8,800	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,600	
Exhaust Fans								
Roof	95%			2033	* *	2	\$2,000	
Roof		Now	\$300	2038	* *	2	\$100	
			ent : Light, Area Af	fected : 1	100%			
	Location	: Roof, Ex	haust Fan 15					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
			xtent : Light, Area	Affected	! : 100%			
		: Basemen						
	Explanat	ion : Boosi	ter Pump And Hot	Water St	orage Tank.			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 100%			
	Location	: Basemen	t To 2nd Floor					
	Explanat	ion : 1 Uni	t					
Fire Suppression								
Sprinkler								
Generic	100%			2048	* *	1-2	\$18,900	
	-		er, Extent : Light, A	Area Affe	ected : 100%			
	Location	: Basemen	t					

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

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

DEPT. OF HOMELESS SERVICES - FY 2019 Print Date: 19-Sep-2018

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING

: 151 EAST 151ST STREET NEAR WALTON AVENUE Address

Agency's Number **Borough** : BRONX : N/A

Program / Asset # : DHS0076.000 / 4448 Yr Built/Renovated : 2011 / 2011

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

Date of Survey : 02-May-2016 **Landmark Status** : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,P

Block : 2353 Lot BIN : 2117641 : 57

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$206,900
Interior Architecture		\$228,200
Electrical		\$70,400
Mechanical		\$44,700
Total		\$550,200
Importance Code A		\$206,900
Importance Code B		\$201,300
Importance Code C		\$142,000
Total		\$550,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$23,500
Interior Architecture	\$13,600	\$7,400		\$10,800
Electrical	\$4,700	\$4,400	\$10,000	\$6,700
Mechanical	\$20,700	\$17,400	\$34,200	\$28,500
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$65,600	\$55,800	\$70,900	\$96,100
Importance Code A	\$3,800	\$3,800	\$3,800	\$28,300
Importance Code B	\$61,800	\$44,600	\$67,100	\$67,800
Importance Code C		\$7,400		
Total	\$65,600	\$55,800	\$70,900	\$96,100



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

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

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

Asset #: 4448

Architecture	Current F	Repair	Futur	e Replacement	M	Maintenance		
System	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total (Years)		FY		(Yrs)			
Exterior								
Exterior Walls								
Cast in Place Concrete	5%		LIFE	* *	5	\$8,300		
Cast Stone/Terra Cotta	80%		LIFE	* *	5	\$206,900		
	Other Observation, E.	xtent : Moderate, A	Area Affe	ected : 100%				
	Location : Through	out						
	Explanation: This C	Component Is Actu	ally Terr	a- Cotta Panels.				
Metal Panel	10%		2053	* *	5-10	\$22,800		
Window Wall	5%		2053	* *	5	\$6,200		
Parapets								
Cast Stone/Terra Cotta	40%		LIFE	* *	5	\$9,600		
	Other Observation, E.	xtent : Light, Area	Affected	! : 100%		,		
	Location: Exterior	Parapets						
	Explanation: This C	Component Is Actu	ally Terr	a-cotta Panels.				
Metal Panel	40%		2053	* *	5	\$4,800		
	Other Observation, E.	xtent : Light, Area	Affected	! : 100%				
	Location : Interior I	Face						
	Explanation: This C	Component Is Actu	ally Fibe	er Glass Panels.				
Metal Panel	5%		2053	* *	5	\$600		
Metal Rail	15%		2044	* *	5-10	\$8,400		
Roof								
IRMA/Protected	95%		2035	* *	10	\$27,200		
Membrane								
	Paver Block Ballast, I		a Affecte	d: 2%				
	Location : Through							
	Water Penetration, E.	_	Affected	: 2%				
	Location : Through	out						
Roll Roofing	5%		2028	\$6,000	5	\$2,400		
Interior								
Floors								
Cast in Place Concrete	10%		LIFE	* *	5	\$25,100		
Ceramic Tile	5%		2040	* *	5	\$5,700		
Terrazzo	10%		LIFE	* *	5	\$9,000		
Vinyl Tile	75%		2035	* *	3	\$43,100		
Interior Walls								
Ceramic Tile	5%		2036	* *	5	\$14,800		
Concrete Masonry Unit	15%		LIFE	* *	5	\$17,800		
Fiberglass Panel	5%		LIFE	* *	_			
Glass: Single Pane	20%		LIFE	* *	5	\$44,400		
Gypsum Board	55%		LIFE	* *	5	\$97,600		
Ceilings	750/		2044	* *	-	407.100		
AcousTileSusp.Lay-In	75%	utout . Liele A:	2044		5	\$86,100		
	Water Penetration, E.	_	Ајјестеа	: 3%				
	Location: Throughout 1994	ли		a. •		*		
Exposed Concrete	10%		LIFE	* *	5	\$1,800		
Exposed Struc: Steel	5%		LIFE	* *	_	4.1.1 0°		
Gypsum Board	10%		LIFE	* *	5	\$14,400		

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

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

Asset #: 4448

Electrical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				
Service Equipment						
Molded Case Bkrs	100%	2053	* *	5	\$2,000	
Switchgear / Switchboard						_
Molded Case Bkrs	100%	2053	* *	5	\$2,000	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards	100/	2040	* *	~	#200	
Fused Disc Sw	10%	2049	**	5	\$200	
Molded Case Bkrs	90%	2052		5	\$1,800	
Wiring Thermoplastic	100%	2053	* *	1		
Motor Controllers	10076	2033		1		
Locally Mounted	20%	2044	* *	5	\$100	
Variable Frequency	80%	2044	* *	3	ψ100	
Drive Drive	0070	2011				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Stand-by Power						
Generators						
Diesel	100%	2040	* *	1	\$29,700	
	Other Observation, Extent: Moderate	, Area Affected : 1009	%			
	Location: Generator Room Roof					
D. #	Explanation: One 900 Kw					
Batteries	1000/	2022	1 500	_	¢2 000	
Lead/Acid	100%	2022 J	51,500	5	\$2,800	
Fuel Storage Day Tank	50%	2049	* *	5	\$7,100	
Day Tank	Other Observation, Extent : Moderate		2/0	3	\$7,100	
	Location: Generator Room Roof	, in early cerear 1 100	•			
	Explanation: One 275 Gallons					
Main Tank	50%	2062	* *	5	\$1,100	
TYTAIN TAIN	Other Observation, Extent : Moderate		%	J	Ψ1,100	
	Location : Basement					
	Explanation: One 8000 Gallons					
Lighting						
Interior Lighting						
Fluorescent	30%	2035	* *	10	\$21,100	
	Other Observation, Extent: Moderate	, Area Affected : 1009	%			
	Location: Throughout The Building	•				
	Explanation: Compact Fluorescent					
Fluorescent	70%	2035	* *	10	\$49,300	
	Other Observation, Extent: Light, Are	ea Affected : 100%				
	Location: Throughout The Building					
	Explanation: T-5 Lamps					

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

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

Asset #: 4448

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	60%		2035	* *	1		
Exit, Service	40%		2035	* *	1		
Exterior Lighting							
HID	100%		2035	* *	10	\$200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2062	* *	5	\$2,300	
Alarm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$5,700	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2035	* *	1-3	\$9,700	

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2053	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2044	* *	1	\$37,900	
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Penthous	se Boiler Room					
	Explanation: 3 Uni	ts					
Distribution							
Hot Wtr Piping/Pump	100%		2049	* *	4	\$5,700	
Terminal Devices							
Air Handler	70%		2035	* *	1	\$33,200	
Convector/Radiator	30%		2044	* *	1	\$7,400	
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2031	* *	2	\$4,700	
Heating/Cooling							
	R-134a Refrigerant, E	Extent : Light, Area	Affected	d: 100%			
	Location: AC Room	ı					
Heat Rejection							
Water Cooling Tower	100% Now	\$5,600	2031	* *	2	\$61,800	
Ç	Noisy/Vibrating, Exte	nt : Severe, Area A	ffected :	5%		-	
	Location: Bearing I	Defects					

Ventilation

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

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

Asset #: 4448

Mechanical	Current Repai	r Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution	1000/		ماد ماد	2.5	# 12 000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$42,800	
Exhaust Fans	(00/	2025	* *	2	¢1 400	
Interior Roof	60% 40%	2035 2035	* *	2 2	\$1,400 \$900	
Plumbing	4070	2033			\$900	
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater	10070	2000				
Gas Fired	100%	2026	\$44,700	2	\$1,100	
	Other Observation, Extent				, ,	
	Location: Penthouse					
	Explanation: 2 Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$2,400	
Sewage Ejector(s) Electric	100%	2035	* *	4	\$3,100	
Backflow Preventer						
Generic	100%	2035	* *	1	\$4,700	
Fixtures						
Generic	100%					
Vertical Transport Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent	: Severe, Area Affected	: 90%			
	Location: Basement To 7	7th Floor, Penthouse				
	Explanation: 2 Units - R	epaired Frequently In 1	Past 5 Months			
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent		10%			
	Location: Basement To	lst Floor				
	Explanation: 1 Unit					
Fire Suppression						
Standpipe					.	
Generic	100%	2053	* *	1-5	\$40,100	
Sprinkler	1000/					
Generic	100%	2053	* *	1-2	\$21,500	
Fire Pump	1000/	***	ala -i-		4.4.2 0.2	
Generic	100%	2040	* *	1	\$14,300	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

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

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

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

Date of Survey : 26-Feb-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,15,18

Block : 1876 Lot : 20 BIN : 1056586

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$37,000	\$207,400
Interior Architecture	\$207,400	\$306,800
Electrical	\$1,543,300	\$540,100
Mechanical	\$111,800	\$416,400
Total	\$1,899,500	\$1,470,700
Importance Code A	\$37,000	\$237,600
Importance Code B	\$1,862,400	\$987,100
Importance Code C		\$246,000
Total	\$1,899,500	\$1,470,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$8,000	\$27,100	\$2,100
Interior Architecture	\$48,400	\$3,700	\$20,600	
Electrical	\$12,200	\$21,400	\$1,400	\$1,200
Mechanical	\$28,100	\$35,900	\$22,700	\$19,600
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$142,000	\$122,400	\$125,000	\$76,200
Importance Code A	\$10,900	\$19,100	\$37,900	\$12,900
Importance Code B	\$86,500	\$103,300	\$87,000	\$63,200
Importance Code C	\$44,700			
•				



Maintenance \$ are aggregated over a ten-year period. Site specific 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		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•	•			•
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$96,400	
Masonry: Brick	85%			LIFE	* *	5	\$104,800	
	Recent Re	pair Evident, .	Extent : Light, A	rea Affe	cted : 25%			
	Location	: Throughout	t					
Masonry: Brick	5%			LIFE	* *	5	\$6,200	
Windows								
Aluminum	15%			2048	* *	5	\$4,200	
Aluminum	85%			2042	* *	5	\$23,500	
Parapets							· · · · · · · · · · · · · · · · · · ·	
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$2,800	
Masonry: Brick	80%			LIFE	* *	5	\$2,900	
Metal Panel	5%			2052	* *	5	\$700	
Metal Rail	5%			2039	* *	5-10	\$3,300	
Roof								
Copper/Terne	50%			2041	* *	10	\$37,000	
Metal Panel	10%			2039	* *	10	\$5,400	
Modified Bitumen	27%			2031	* *	10	\$8,000	
Roll Roofing	10%			2022	\$12,500	5	\$4,900	
Skylight, Metal/Glass	3%			2046	* *	10	\$3,000	
Interior							•	
Floors								
Carpet	9%			2025	\$175,500	3	\$20,200	
Carpet	5%			2027	\$97,500	3	\$11,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$16,400	
Ceramic Tile	5%			2035	* *	5	\$7,500	
Steel Plate	2%	Now	\$167,300	LIFE	* *	1		
	Broken/M	ssing Elemen	ts, Extent : Mod	erate, Ar	rea Affected : 25%			
	Location	: Basement S	'tair					
	Corrosion	Rusting, Exte	nt : Severe, Are	a Affecte	d : 50%			
	Location	: Basement S	'tair					
Vinyl Tile	44%			2031	* *	3	\$24,700	
Vinyl Tile	30%			2034	* *	3	\$16,800	
Interior Walls							+,	
Ceramic Tile	5%	Now	\$20,600	2029	\$206,500	5	\$3,700	
2 51 41111			xtent : Moderate				4-,,	
			In Dormitories					
Gypsum Board	45%			LIFE	* *	5	\$39,600	
Marble Panels	43% 5%			LIFE	* *	3	φ39,000	
Plaster		Now	\$24,000	LIFE	* *	5	\$4,400	
1 145151			\$24,000 xtent : Severe, A			3	\$ 4,40 0	
	_	: Exit Stair, 1		ген Ајјес	50/0			
Distant		. ьли эши, 1	Jasement	TIPP	* *	-	015 400	
Plaster	35%			LIFE	ጥ ጥ	5	\$15,400	

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2039	* *	5	\$15,000	
Exposed Concrete	10%			LIFE	* *	5	\$2,300	
Gypsum Board	15%			LIFE	* *	5	\$28,100	
Plaster	10%	Now	\$40,100	LIFE	* *	5	\$9,400	
	Cracking/C	Crumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Basemen	t					
Plaster	55%			LIFE	* *	5	\$51,400	

ectrical	Current Repair			Future Replacement		Maintenance			
stem Component Type	% of Total	Fail Date E (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts									
Service Equipment									
Fused Disc Sw	80%			2026	\$30,200	5	\$400		
	Other Observation, Extent: Moderate, Area Affected: 100%								
		: Electrical I							
		on : Three 8	00 Amperes Mai	n Discor	inect Switch				
Fused Disc Sw	20%			2046	* *	5	\$100		
			ent : Moderate, 1	Area Affe	ected : 100%				
		: Electrical I							
	Explanati	on : One 400	O Ampere Main I	Disconne	ect Switch For Eme	rgency			
Switchgear / Switchboard									
Fused Knife Sw	100%	2-4	\$149,600	2056	* *	5	\$200		
			ıt : Moderate, A	rea Affec	ted : 100%				
	Location	: Electrical I	Room						
Raceway									
Conduit	95%			2026	\$147,300	1			
Conduit	5%			2046	* *	1			
Panelboards									
Fused Disc Sw	10%			2025	\$12,200	5	\$300		
Fused Disc Sw	5%			2042	* *	5	\$100		
Molded Case Bkrs	80%			2025	\$97,600	5	\$2,300		
Molded Case Bkrs	5%			2042	* *	5	\$100		
Wiring									
Braided Cloth	80%	2-4	\$195,500	2051	* *	1			
	Insulation 1	Aged, Extent	: Moderate, Are	a Affecte	ed : 100%				
	Location	: Throughou	t The Building						
Thermoplastic	15%			2026	\$36,700	1			
Thermoplastic	5%			2046	**	1			
Motor Controllers									
Locally Mounted	80%			2024	\$168,000	5	\$600		
Locally Mounted	20%			2039	**	5	\$100		

Ground

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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset #: 4444

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground								
Grounding Devices								
Generic		\$9,700 LIFE	* *	5	\$1,600			
	Other Observation, Extent : M	loderate, Area Affec	rted : 100%					
	Location: Basement							
	Explanation: Corroded							
ighting								
Interior Lighting	40%	2021	\$725 500	10	640.200			
Fluorescent			\$735,500	10	\$40,200			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Explanation: T-12 Lamps	Sunaing						
Elyamasaant	10%	2034	* *	10	\$10,100			
Fluorescent	0ther Observation, Extent : L			10	\$10,100			
	Location : Corridor	igni, Area Ajjeciea .	. 100%					
	Explanation: T-8 Lamps							
Electron	50%	2034	* *	10	\$50.200			
Fluorescent	30% Compact Fluorescent Light, E			10	\$50,300			
	Location: Throughout The 1		теа Аујества . 100	170				
Egress Lighting	Locuiton . Throughout The I	Julialing						
Emergency, Service	40%	2034	* *	1				
Emergency, Battery	10%	2021	\$15,100	10	\$2,600			
Exit, Service	45%	2034	**	1	Ψ2,000			
Exit, Service	5%	2021	\$1,900	1				
Exterior Lighting	270	2021	Ψ1,500	-				
HID	100%	2021	\$422,400	10	\$300			
Alarm			\$. <u></u> ,		\$200			
Security System								
No Component	70%							
Generic	30%	2036	* *	1	\$12,300			
Fire/Smoke Detection					-			
Under Construction	100%							

Mechanical	Current Repair	Futui	re Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2046	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2031	* *	1	\$108,500	
	Other Observation, Extent : Light, Area	ı Affectea	l : 100%			
	Location : Boiler Room					
	Explanation: 2 Units					

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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset #: 4444

Mechanical	Current Rep	air Futur	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Distribution						
Central Plant Steam Piping/Pmp	100%	2036	* *	4	\$8,100	
Terminal Devices Convector/Radiator	100%	2031	* *	1	\$35,400	
ir Conditioning					·	
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2024	\$43,700	1		
No Component	80%					
entilation						
Distribution	4001			<u> </u>	.	
Ductwork/Diffusers	10%	LIFE	* *	2-5	\$6,100	
No Component	90%					
Exhaust Fans	1000/ 37	#111 000 2026	¢272.700	2	#2.70 0	
Interior	100% Now	\$111,800 2026	\$372,700	2	\$2,700	
	Obsolete Equipment, Ext Location : Penthouse	ent : Severe, Area Affec	tea : 100%			
	Locuiton . I enthouse					
lumbing H/C Water Piping						
Galvanized Steel	100%	2031	* *	1		
HW Heat Exchanger	10070	2031		1		
Steam Fired	100%	2036	* *	4	\$16,300	
Sanitary Piping	10070	2030			\$10,500	
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LH E		-		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070					
Non-Submersible	100%	2026	\$16,000	4	\$2,300	
Backflow Preventer		2020	710,000		¥ - ,2 0 0	
Generic	100%	2031	* *	1	\$6,700	
Fixtures					4 - 7 4	
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	าt : Light, Area Affected	: 100%			
	Location: (2) Basemen	t To 18th Floor, (1) 1st	To 18th Floor			
	Explanation: 3 Units					
ire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$55,300	
Sprinkler						
No Component Generic	80% 20%	2036	* *	1-2	\$6,100	

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

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

DEPT. OF HOMELESS SERVICES - 071 REGENT FAMILY RESIDENCE

Asset # : 4444

Mechanical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Fire Suppression Fire Pump							
Generic	100%	2041 **	1	\$20,500			
	Other Observation, Extent : Light, Area	a Affected : 100%					
Location: Under Construction On Roof.							
	Explanation: Under Construction						

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 882 DUMONT AVENUE @BARBEY STREET

Borough : BROOKLYN Agency's Number : FK26
Program / Asset # : DHS0084.000 / 4456 Yr Built/Renovated : 1923 / 2009

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

Date of Survey : 26-May-2015 Landmark Status : NONE

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

Block : 4077 Lot : 24 BIN : 3090429

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$54,200
Electrical		\$293,700
Mechanical		\$91,100
Total		\$439,000
Importance Code B		\$439,000
Total		\$439,000

EXPENSE FY 2020 FY 2021 FY 2022 FY 2023 **Exterior Architecture** \$60,100 \$16,900 Interior Architecture \$12,600 \$2,500 \$800 Electrical \$1,300 \$1,400 \$1,600 \$1,300 Mechanical \$10,000 \$4,500 \$1,700 \$1,600 \$30,800 Total \$75,500 \$6,100 \$3,700 Importance Code A \$60,900 \$17,700 \$800 \$800 Importance Code B \$8,700 \$13,000 \$5,300 \$2,900 Importance Code C \$5,900 **Total** \$75,500 \$30,800 \$6,100 \$3,700



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

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

Asset #: 4456

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•		•				
Exterior Walls							
Cast in Place Concrete	5%		LIFE	* *	5	\$4,500	
Masonry: Brick	25%		LIFE	* *	5	\$4,500	
Masonry: Limestone	5%		LIFE	* *	5	\$700	
Stucco Cement	65%		2039	* *	5	\$29,500	
Windows Aluminum	90% Now	\$25,300	2042	* *	5	\$3,000	
	Ctrwt/Balnc Not Full Location: Throug		ate, Area	Affected : 10%			
Metal Clad	10% 0-2	\$34,800	2051	* *	5	\$2,100	
	Bent/Warped Eleme			Affected: 15%			
	Location: Stairs						
	Corrosion/Rusting,	Extent : Moderate, A	Area Affe	cted : 25%			
	Location: Stairs						
	Thermally Inefficien	t, Extent : Moderate	e, Area A	ffected : 50%			
	Location : Stairs						
Parapets							
Cast Stone/Terra Cotta	10%		LIFE	* *	5	\$3,500	
Masonry: Brick	90%		LIFE	* *	5	\$4,100	
Roof	0.50/		2021	* *	1.0	Φ1.C 000	
Modified Bitumen	95%		2031	* *	10	\$16,900	
Skylight, Metal/Glass	5%		2046	77 77	10	\$3,000	
Interior Floors							
Ceramic Tile	5% Now	\$1,200	2035	* *	5	\$600	
Ceramic The	Cracking/Crumbling Location: Throug	g, Extent : Moderate		ffected : 10%	3	\$000	
Onome: Tile	20%		2039	* *	5	\$7,500	
Quarry Tile Vinyl Tile	25% 0-2	\$5,400	2039	\$54,200	3	\$7,300	
villyl Tile	Cracking/Crumbling				3	\$2,300	
	Location : Throug						
Wood	50%		2054	* *	5	\$23,400	
Interior Walls							
Ceramic Tile	20%		2035	* *	5	\$4,500	
Concrete Masonry Unit	10%		LIFE	* *	5	\$900	
Gypsum Board	50%		LIFE	* *	5	\$6,700	
Plaster	20% Now	\$3,700	LIFE	* *	5	\$1,300	
	Cracking/Crumbling Location: Bulkhed	*	e, Area A	ffected : 10%			
Ceilings							
AcousTileSusp.Lay-In	20%		2031	* *	5	\$5,000	
Gypsum Board	80%		LIFE	* *	5	\$25,000	

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

Asset #: 4456

Explana: 50% Other Obs	(Years) vervation, E vertical: Electrical tion: One 6		FY 2036	Estimated Cost	(Yrs)	Estimated Cost	Priority
Other Obs Location Explana 50% Other Obs	: Electrica tion : One 6	ıl Room		**	5		
Other Obs Location Explana 50% Other Obs	: Electrica tion : One 6	ıl Room		* *	_		
Other Obs Location Explana 50% Other Obs	: Electrica tion : One 6	ıl Room		* *	_		
Explana: 50% Other Obs	: Electrica tion : One 6	ıl Room	Area Affe		5		
Explana 50% Other Obs	tion : One (ected : 100%			
50% Other Obs		600 Amneres Main					
Other Obs		000 miperes main		ect Switch For The	House		
			2036	* *	5		
Location			Area Affe	ected : 100%			
Explana	tion : One 2	200 Ampere Main I	Disconne	ect Switch For Day	Care		
1000/			2026	יט ער	_	#100	
100%			2036	* *	5	\$100	
1000/			2026	* *	1		
100%			2036	· · ·	1		
000/			2024	* *	5	\$400	
						\$400	
1070			2031		3		
05%			2036	* *	1		
				* *	1		
370			2030		1		
100%			2031	* *	5	\$100	
10070			2051			Ψ100	
100%			LIFE	* *	5	\$300	
15%			2026		10	\$2,300	
		_	Affected	! : 100%			
	tion : T-12	Lamps					
					10	\$3,100	
-							
10%			2026	\$28,500	10	\$1,600	
T-9 Lamps			rate, Are	a Affected : 100%		. ,	
					10	\$8,600	
Compact I		_				ψο,σσσ	
	0 .						
50%			2026	\$11,700	10	\$2,100	
50%			2026		1	,	
						\$100	
	100% 100% 100% 90% 10% 95% 5% 100% 100% 15% Other Obst Location Explanation 20% T-8 Lampst Location 10% T-9 Lampst Location 55% Compact in Location 50% 50%	Other Observation, E Location: Electrical Explanation: One 2 100% 100% 90% 10% 95% 5% 100% 100% 15% Other Observation, E Location: Basement Explanation: T-12 20% T-8 Lamps And Fixtu Location: Stairway 10% T-9 Lamps And Fixtu Location: Through 55% Compact Fluorescent Location: Through	Other Observation, Extent: Moderate, A Location: Electrical Room Explanation: One 200 Ampere Main is 100% 100% 90% 10% 95% 5% 100% 100% 15% Other Observation, Extent: Light, Area Location: Basement Explanation: T-12 Lamps 20% T-8 Lamps And Fixtures, Extent: Mode Location: Stairway, Hallway, Daycar 10% T-9 Lamps And Fixtures, Extent: Mode Location: Throughout The Unit - Kitcle 55% Compact Fluorescent Light, Extent: Mode Location: Throughout The Unit	Other Observation, Extent: Moderate, Area Affe Location: Electrical Room Explanation: One 200 Ampere Main Disconner 100% 2036 100% 2036 90% 2034 10% 2051 95% 2036 5% 2056 100% 2031 LIFE 15% 2026 Other Observation, Extent: Light, Area Affected Location: Basement Explanation: T-12 Lamps 20% 2034 T-8 Lamps And Fixtures, Extent: Moderate, Are Location: Stairway, Hallway, Daycare And Op 10% 2026 T-9 Lamps And Fixtures, Extent: Moderate, Are Location: Throughout The Unit - Kitchen Area Location: Throughout The Unit 50% 2026 50% 2026	Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 200 Ampere Main Disconnect Switch For Day 100% 2036 ** 100% 2036 ** 90% 2034 ** 10% 2051 ** 95% 2036 ** 5% 2056 ** 100% 2031 ** 100% 2031 ** 100% 2031 ** 10% 2026 \$42,800 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: T-12 Lamps 20% 2034 ** T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Stairway, Hallway, Daycare And Offices 10% 2026 \$28,500 T-9 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Unit - Kitchen Area 55% 2026 \$156,900 Compact Fluorescent Light, Extent: Moderate, Area Affected: 100C Location: Throughout The Unit 50% 2026 \$156,	Other Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room Explanation: One 200 Ampere Main Disconnect Switch For Day Care 100% 2036 ** 5 100% 2036 ** 1 90% 2034 ** 5 10% 2051 ** 5 95% 2036 ** 1 5% 2056 ** 1 100% 2031 ** 5 100% LIFE ** 5 10% 2026 \$42,800 10 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: T-12 Lamps 20% 20% 2034 ** 10 T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Stairway, Hallway, Daycare And Offices 10	Content Observation, Extent: Moderate, Area Affected: 100% Location: Electrical Room

Alarm

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

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

Asset #: 4456

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	50%						
Generic	50%		2034	* *	1	\$3,200	
Fire/Smoke Detection							
Generic, Digital	100%		2034	* *	1-3	\$10,500	

Mechanical		Current Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2036	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2031	* *	1	\$8,400		
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%				
	Location	: Boiler Room						
	Explanat	tion : 4 Units - Multi Temp						
Distribution			·					
Hot Wtr Piping/Pump	100%		2034	* *	4	\$800		
Terminal Devices								
Convector/Radiator	100%		2031	* *	1	\$5,500		
Air Conditioning								
Energy Source								
Electricity	100%		2042	* *	1			
Conversion Equipment								
Interior Pkg Unit -	15%		2024	\$91,100	2	\$200		
Cooling								
Window/Wall Unit	25%		2021	\$8,500	1			
No Component	60%			•				
Distribution								
Ductwork/Diffusers	15%		LIFE	* *	2	\$3,300		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,500		
Exhaust Fans								
Roof	30%		2026	\$8,100	2	\$200		
No Component	70%			, , , , , ,		,		
Plumbing								
H/C Water Piping								
Galvanized Steel	100%		2039	* *	1			
Water Heater								
Gas Fired	100%		2024	\$9,900	2	\$200		
Sanitary Piping	20070			42,200		\$200		
Cast Iron	100%		LIFE	* *	1			
	10070							

Maintenance \$ are aggregated over a ten-year period. Site specific 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		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2031	* *	4	\$400	
Sewage Ejector(s)							
Electric	100%		2026	\$4,700	4	\$700	
Backflow Preventer							
Generic	100%		2031	* *	1	\$1,000	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2046	* *	1-2	\$200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : ROSE MCCARTHY RESIDENCE

Address : 900 DUMONT AVENUE @JEROME STREET

Borough : BROOKLYN Agency's Number : FK26

Area Sq Ft : 16,000 Project Type : HOME
Date of Survey : 26-May-2015 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,3,4

Block : 4077 Lot : 28 BIN : 3090430

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$43,300
Electrical		\$289,800
Mechanical		\$57,200
Total		\$390,400
Importance Code B		\$390,400
Total		\$390,400

EXPENSE FY 2020 FY 2021 FY 2022 FY 2023 **Exterior Architecture** \$34,800 \$3,000 Interior Architecture \$31,200 \$1,900 \$600 Electrical \$1,200 \$1,300 \$1,500 \$1,200 Mechanical \$9,400 \$2,400 \$1,600 \$1,500 Total \$68,700 \$12,600 \$6,900 \$3,400 Importance Code A \$35,600 \$800 \$3,700 \$800 Importance Code B \$11,800 \$27,200 \$3,100 \$2,600 Importance Code C \$5,900 **Total** \$68,700 \$12,600 \$6,900 \$3,400



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

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

Asset #: 4462

Architecture		Current Repair		Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
Masonry: Brick	45%			LIFE	* *	5	\$8,200	
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Stucco Cement	45%			2039	* *	5	\$20,400	
Windows	000/			20.42	* *	_	Φ.7. 0.0.0	
Aluminum	90%	0.2	#24 000	2042	* *	5	\$5,900	
Metal Clad	10%		\$34,800	2051		5	\$2,100	
		_	xtent : Moderate, A	Area Affe	ectea : 25%			
	Location		T M	4 4/	r . 1 500/			
	Location Location		Extent : Moderate,	Area Af	tectea : 50%			
			Entered Medenal	. 4 4	(C4-1-500/			
	I nermally Location		, Extent : Moderate	e, Area A	ffectea : 50%			
D	Locaitor	: Statrs						
Parapets Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$2.500	
Stucco Cement	90%			2039	* *	5 5	\$3,500 \$10,500	
Roof	9070			2039			\$10,300	
Modified Bitumen	100%			2036	* *	10	\$17,800	
Wodified Bitumen		nlace Evide	ent, Extent : Light,		ected · 100%	10	\$17,000	
		: Through	_	111001199	20070			
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$2,700	
Quarry Tile	20%			2039	* *	5	\$7,500	
Vinyl Tile	20%	Now	\$2,200	2026	\$43,300	3	\$1,900	
•	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Through	out					
Wood	55%	4+	\$23,100	2054	* *	5	\$12,900	
		ed Finish,	Extent : Moderate,		fected : 10%		* ,	
	Location	: Through	out					
Interior Walls								
Ceramic Tile	20%			2035	* *	5	\$4,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
Gypsum Board	50%			LIFE	* *	5	\$6,700	
Plaster	20%	Now	\$3,700	LIFE	* *	5	\$1,300	
		Crumbling, : Bulkhead	Extent : Moderate ds	, Area Ą	ffected : 10%			
		etration, E : Bulkhead	xtent : Moderate, A ds	Area Affe	ected : 10%			
Ceilings								
AcousTileSusp.Lay-In	15%			2031	* *	5	\$3,700	
Gypsum Board	85%			LIFE	* *	5	\$26,500	

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

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

Asset #: 4462

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	• • • •	di di	_		
Fused Disc Sw	100%	2036	* *	5	\$100	
	Other Observation, Exten Location : Electrical Ro		cted : 100%			
	Explanation : One 600 A And Laundry	Amperes And 100 Ampe	res Main Disconn	ect Switc	h For The House	
Switchgear / Switchboard	1000/	2026	* *	-	#100	
Fused Disc Sw	100%	2036	* *	5	\$100	
Raceway	1000/	2026	* *			
Conduit	100%	2036	* *	1		
Panelboards	1000/	2024	ماد ماد	_	# 400	
Molded Case Bkrs	100%	2034	* *	5	\$400	
Wiring	1000/					
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	15%	2026	\$40,300	10	\$2,200	
	Other Observation, Exten	t : Light, Area Affected .	: 100%			
	Location: Basement					
	Explanation: T-12 Lam	ps				
Fluorescent	15%	2034	* *	10	\$2,200	
	T-8 Lamps And Fixtures,	Extent : Moderate, Area	Affected: 100%		. ,	
	Location : Stairway, Ha					
Fluorescent	15%	2026	\$40,300	10	\$2,200	
Tuorescent	T-9 Lamps And Fixtures, 1			10	\$2,200	
	Location: Throughout T		Ajjecieu . 10070			
			#1.45 (00	1.0	Φ0.100	
Fluorescent	55%	2026	\$147,600	10	\$8,100	
	Compact Fluorescent Ligi		rea Affected : 100)%		
	Location: Throughout T	ne Building - Apt. Unit				
Egress Lighting						
Emergency, Battery	50%	2026	\$11,000	10	\$1,900	
Exit, Service	50%	2026	\$2,700	1		
Exterior Lighting						
HID	100%	2026	\$61,700	10		
Alarm						
Security System						
No Component	50%					
Generic	50%	2034	* *	1	\$3,000	
Fire/Smoke Detection						
Generic, Digital	100%	2034	* *	1-3	\$9,900	
<u></u>						

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

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

Asset #: 4462

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2036	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2031	* *	1	\$7,900	
	Other Observation, Extend	t : Light, Area Affected	: 100%			
	Location: Boiler Room					
	Explanation: 3 Units - I	Multi Temp				
Distribution						
Hot Wtr Piping/Pump	100%	2034	* *	4	\$800	
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$5,200	
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Interior Pkg Unit -	10%	2024	\$57,200	2	\$100	
Cooling						
Window/Wall Unit	25%	2021	\$8,000	1		
No Component	65%					
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2	\$2,100	
No Component	90%					
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2024	\$9,300	2	\$200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$300	
Backflow Preventer					4000	
Generic	100%	2031	* *	1	\$1,000	
Fixtures		2031			\$1,000	
Generic	100%					
Fire Suppression	10070					
Sprinkler						
No Component	95%					
Generic	5%	2046	* *	1-2	\$200	
Generic	570	2040		1 '2	Ψ200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : SAMARITAN FORBELL

Address : 338 FORBELL STREET @ SUTTER AVE.

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Date of Survey : 28-Nov-2017 Landmark Status : NONE

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

Block : 4258 Lot : 36 BIN : 3095610

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$562,900	\$88,000
Interior Architecture	\$311,700	\$95,300
Electrical	\$454,500	\$819,200
Mechanical	\$18,100	\$2,159,400
Total	\$1,347,200	\$3,161,900
Importance Code A	\$562,900	\$816,400
Importance Code B	\$568,000	\$2,250,200
Importance Code C	\$216,300	\$95,300
Total	\$1,347,200	\$3,161,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,500			
Interior Architecture	\$60,700		\$6,000	\$7,300
Electrical	\$5,700	\$2,900	\$3,500	\$3,700
Mechanical	\$36,000	\$4,700	\$26,000	\$4,700
Site Pavements	\$3,800			
Total	\$121,600	\$7,600	\$35,500	\$15,700
Importance Code A	\$19,500		\$4,000	
Importance Code B	\$76,300	\$7,600	\$31,500	\$15,700
Importance Code C	\$25,800			
Total	\$121,600	\$7,600	\$35,500	\$15,700



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

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

Asset #: 3016

chitecture	Current Repair	Futu	re Replacement	М	aintenance	
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior Exterior Walls						
Masonry: Brick	100% Now \$ Cracking/Crumbling, Extent Location: Throughout Caulking Deteriorated, Extent Location: Throughout Water Penetration, Extent: Location: Throughout	nt : Moderate, Area	Affected: 5%	5	\$88,000	
Windows						
Aluminum	100% Now \$ Air Infiltration, Extent: Mod Location: Throughout Bent/Warped Elements, Exte Location: Throughout Broken/Missing Elements, E. Location: Throughout Caulking Deteriorated, Exte Location: Throughout Unit Inoperable, Extent: Mod Location: Throughout Water Penetration, Extent: Location: Throughout	nt : Moderate, Area xtent : Moderate, Ar nt : Moderate, Area oderate, Area Affect	Affected : 10% rea Affected : 30% Affected : 15% ed : 25%	5	\$4,700	
Parapets Masonry: Brick	90% Now \$ Jnt Mortar Miss/Erod, Extent Location: Throughout Vegetation Growth, Extent:			5	\$13,500	
	Location: Throughout					
Metal Panel	10%	2049	* *	5	\$5,800	
Roof Modified Bitumen	100% Now \$ Alligatoring, Extent: Moder Location: Throughout Blisters, Extent: Moderate, Location: Throughout Water Penetration, Extent:	Area Affected : 5%				
	Location: Throughout					
Soffits Cast in Place Concrete	100%	LIFE	* *	5	\$30,900	

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.

Asset #: 3016

Architecture	Currei	nt Repair	Futu	re Replacement	N	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors	50/ N	¢10.000	LIEE	* *	_	Φ7. 5 00	
Cast in Place Concrete	Location : Throu	Extent : Light, Area		cted : 30%	5	\$7,500	
Ceramic Tile	5% Now	\$13,500	2038	* *	5	\$1,700	
	Cracking/Crumbli Location : Throu	ng, Extent : Light, Ar ghout	ea Affect	ed : 30%			
Quarry Tile	5%		2042	* *	5	\$5,100	
Vinyl Tile	85% 2-4	\$50,300	2034	* *	3	\$21,800	
	Location: Basen	ent : Moderate, Area		: 50%			
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$22,100	
Ceramic Tile	Location: Bathr	ng, Extent : Severe, A			5	\$4,400	
Gypsum Board	90% Now Broken/Missing El Location: Throu	\$67,200 ements, Extent : Mod ghout	LIFE erate, A	* * rea Affected : 5%	5	\$95,300	
	Water Penetration Location : Throu	- , Extent : Light, Area ghout	Affected	: 10%			
Ceilings							
AcousTileSusp.Lay-In	Location : Throu	\$45,100 ements, Extent : Mod ghout ng, Extent : Severe, A			5	\$27,300	
	Location : Throu Misaligned/Bulgin Location : Throu	g, Extent : Moderate,	Area Af	fected : 25%			
A a consTiloC I I		8.10H	2042	* *	5	¢.c 000	
AcousTileSusp.Lay-In	10%		2042	* *		\$6,800	
Exposed Struc: Steel Gypsum Board	5% 5%		LIFE LIFE	* *	10 5-10	\$6,800 \$11,700	
Site Enclosure	570				2 10	Ψ11,700	
Fence/Gates							
Chain Link	100%		2049	* *			
Retaining Walls Cast in Place Concrete	100%		2064	* *			
Site Payements	100/0		2004				

Site Pavements

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

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

Asset #: 3016

rchitecture	Current Repair	r Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements Public Sidewalk						
Cast in Place Concrete	100%	2042	* *			
cust in Flace Concrete	Cracking/Crumbling, Exter		ed · 5%			
	Location: Throughout	ii . Bişiii, iir ca iijjecii				
On-Site Walkways	_					
Cast in Place Concrete	100%	2042	* *			
	Cracking/Crumbling, Exter	nt : Light, Area Affect	ed : 5%			
	Location: Throughout					
	Sinking/Subsiding, Extent:	Light, Area Affected	: 15%			
	Location: Throughout, P	erimeter Of Building				
Parking/Driveway						
Asphalt	100% 0-2	\$3,800 2038	* *			
-	Cracking/Crumbling, Exter Location: Throughout	ıt : Moderate, Area A	ffected : 5%			
	Sinking/Subsiding, Extent: Location: Throughout, A		cted : 10%			
Activity Yard						
Asphalt	100%	2038	* *			
	Cracking/Crumbling, Exter	nt : Light, Area Affect	ed : 5%			
	Location: Throughout					

ectrical	Current Repa	ir Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$8,500	5	\$200	
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Electrical Roc	от				
	Explanation: One 3000	Ampere Main Disconnec	t Switch. Room I	s Poorly	Illuminated.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$99,700	5	\$200	
Raceway						
Conduit	95%	2039	* *	1		
Conduit	5%	2049	* *	1		
Panelboards						
Fused Disc Sw	5%	2028	\$2,300	5	\$100	
Molded Case Bkrs	85%	2037	* *	5	\$1,000	
Molded Case Bkrs	10%	2051	* *	5	\$100	
Wiring						
Thermoplastic	90%	2039	* *	1		
Thermoplastic	10%	2049	* *	1		
Motor Controllers						
Locally Mounted	100%	2027	\$95,400	5	\$300	

Ground

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

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

DEPT. OF HOMELESS SERVICES - 071 SAMARITAN FORBELL

Asset #: 3016

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting Interior Lighting						
Fluorescent	58%	2029	\$418,400	10	\$22,900	
	Other Observation, Extent : Lig Location : Throughout The Bu Explanation : T-12 Lamps		: 100%			
Fluorescent	40%	2034	* *	10	\$15,800	
	Other Observation, Extent : Lig Location : Throughout The Bu Explanation : T-8 Lamps					
Fluorescent	2%	2034	* *	10	\$800	
	Compact Fluorescent Light, Ext Location : Throughout The Bu	_	Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2024	\$29,600	10	\$5,200	
Exit, Service	50%	2024	\$7,300	1		
Exterior Lighting						
HID	100%	2029	\$165,700	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$39,800	1	\$4,800	
Fire/Smoke Detection						
Generic, Digital	* -	4,500 2039	* *	1-3	\$24,100	
	Malfunctioning, Extent: Light,		00%			
	Location : Throughout The Bu	uilding.				

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Electricity	100%		2039	* *	1		
Conversion Equipment Radiant Heater	100%		2024	\$728,400	2	\$19,900	
Terminal Devices Air Handler	100%		2024	\$578,000	1	\$26,600	
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	50%		2029	\$257,300	2	\$1,300	
Split Unit	50%		2024	\$438,700			

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

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

Asset #: 3016

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Distribution	1000/		ate at		4.0000	
Ductwork/Diffusers	100%	LIFE	* *	2	\$69,900	
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$38,000	
Exhaust Fans	10070	Lii L		2-3	\$30,000	
Interior	95%	2024	\$138,900	2	\$1,300	
Roof	5%	2024	\$3,400	2	\$100	
Plumbing					· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping Galvanized Steel	100%	2034	* *	1		
Water Heater						
Electric	50%	2024	\$18,100	4	\$200	
	Other Observation, Extent: Location: Basement		: 50%			
	Explanation: Two 120 Ga					
Electric	50% Other Observation, Extent :	2022 Light, Area Affected	\$18,100 : 50%	4	\$200	
	Location: Basement					
	Explanation: Two 120 Ga	llon Water Heaters				
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)					4	
Electric	100% Recent Installation, Extent :	2034 Light, Area Affected	* * : 100%	4	\$1,700	
	Location: Roughly 5 Year	s Old In Basement				
Backflow Preventer						
No Component	50%					
Generic	50%	2029	\$5,200	1	\$1,300	
	Other Observation, Extent: Location: Basement	Light, Area Affected	: 50%			
	Explanation : On Spinkler	Service				
Fixtures						
Generic	100%					
Fire Suppression Sprinkler						
Generic	100%	2039	* *	1-2	\$12,000	
Chemical System	0.70/					
No Component	95%	2021	#1 200	1.2	#200	
Generic	5%	2024	\$1,300	1-3	\$200	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : SCCW CENTRAL

Address : 350 LAFAYETTE STREET @ BOND ST.

Borough : MANHATTAN Agency's Number : M010
Program / Asset # : DHS0071.000 / 4443 Yr Built/Renovated : 1913 / 1999

Area Sq Ft : 18,000 Project Type : HOMELESS SERVICES
Date of Survey : 17-Jun-2014 Landmark Status : EXTERIOR LANDMARK

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

Block : 529 Lot : 15 BIN : 1008425

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$59,900
Electrical		\$675,200
Total		\$735,100
Importance Code A		\$59,900
Importance Code B		\$675,200
Total		\$735,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$53,300		\$2,500	
Interior Architecture		\$2,500		\$9,000
Electrical	\$6,500	\$2,500	\$2,800	\$2,700
Mechanical	\$63,800	\$3,100	\$3,400	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$127,600	\$12,000	\$12,700	\$19,500
Importance Code A	\$55,200	\$1,800	\$4,300	\$1,800
Importance Code B	\$72,500	\$10,200	\$8,400	\$17,700
Importance Code C				
Total	\$127,600	\$12,000	\$12,700	\$19,500



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

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

DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

rchitecture	Current Repai	r Future	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls	50 /	T TOP		_	40.500	
Cast Stone/Terra Cotta	5% Recent Repair Evident, Ex. Location : At Cornices A		* * ted : 25%	5	\$8,500	
Masonry: Brick	90% Recent Repair Evident, Ex. Location: Throughout	LIFE tent : Light, Area Affect	* * ted : 25%	5	\$19,600	
Masonry: Granite	5% Now Jnt Mortar Miss/Erod, Ext Location: At Building Bo Other Observation, Extent Location: At Building Bo Explanation: Painted Su	ase : Moderate, Area Affec ase	-	5	\$800	
Windows						
Aluminum	100%	2047	* *	5	\$5,000	
Parapets Masonry: Brick	55%	LIFE	* *	5	\$6,000	
Metal Rail	Location: Throughout Other Observation, Extent Location: Interior Face Explanation: Stucco On 15% Now	Brick \$9,700 2030	* *	5	\$11,600	
	Corrosion/Rusting, Extent Location: Over Fourth I Deformed/Dented, Extent Location: Ladder From Loose/Miss Fasteners, Ext Location: Ladder From	Floor Moderate, Area Affect Third To Fourth Floor ent: Moderate, Area A	eed : 20% Roofs ffected : 25%			
Metal: Cage/Fence	25% Now Corrosion/Rusting, Extent Location: Over Third Fl		* * rted : 25%	5	\$8,800	
Pre-Cast Concrete	5% Recent Replace Evident, E Location : Coping	LIFE xtent : Light, Area Affe	* * cted : 100%	5	\$3,400	
Roof Modified Bitumen	45% Patching Evident, Extent : Location : Over Fourth I		\$59,900 ed: 20%	10	\$4,000	
Panel/Paver: Cer/Brk	50% Now Drains Inad/Misposn, Exte Location: Over Third Fl	oor				
	Water Penetration, Extent Location : Over Third Fl		eted : 10%			
Skylight, Metal/Glass	5%	2045	* *	10	\$1,500	

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 SCCW CENTRAL

Asset #: 4443

rchitecture		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$5,400	
Ceramic Tile	5%		2034	* *	5	\$1,200	
Terrazzo	5%		LIFE	* *	5	\$1,000	
Vinyl Tile	80%		2030	* *	3	\$7,400	
Interior Walls							
Ceramic Tile	25%		2034	* *	5	\$15,500	
Concrete Masonry Unit	5%		LIFE	* *	5	\$1,200	
Gypsum Board	10%		LIFE	* *	5	\$3,700	
Marble Panels	5%		LIFE	* *			
Plaster	55%		LIFE	* *	5	\$10,200	
Ceilings							
AcousTileSusp.Lay-In	80%		2038	* *	5	\$17,900	
1 2		tration, Extent : Moderate, A Third Floor Dormitories	Area Affe	cted : 10%		,	
Plaster	20%		LIFE	* *	5	\$2,800	

Electrical	Current Repair	Future Replacement		Future Replacement Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY		Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2035	* *	5	\$100		
	Other Observation, Extent: Moderate,	Area Affected : 100%					
	Location : Electrical Room						
	Explanation: Main Service Switch Re	ated At 800 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	100%	2035	* *	5	\$100		
Raceway							
Conduit	100%	2035	* *	1			
Panelboards							
Fused Disc Sw	20%	2033	* *	5	\$100		
Molded Case Bkrs	80%	2033	* *	5	\$400		
Wiring							
Thermoplastic	100%	2035	* *	1			
Motor Controllers							
Locally Mounted	100%	2030	* *	5	\$100		
Ground							
Grounding Devices							
Generic	100%	LIFE ;	* *	5	\$300		
	Other Observation, Extent: Moderate,	Area Affected : 100%					
	Location: Water Main						
	Explanation: Connected With Main	Water Pipe					
Stand-by Power		-					
Transfer Switches							
Automatic	100%	2030	* *	1	\$5,500		

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^{**} 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	urrent Repair Future Replacement Maintenance		Current Repair Future Replacement Ma		aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power							
Generators							
Diesel	100%	2028	\$62,700	1	\$7,000		
	Other Observation, Extent : Moderate,	Area Affec	ted : 100%				
	Location: Basement						
	Explanation: Emergency Generator	Rated At 15	66 Kva				
Batteries	1000/	• • • •	44 - 00	_			
Nickel Cadmium	100%	2020	\$1,700	5	\$4,000		
Fuel Storage	1000/	2040	* *	-	Φ.7.0.0		
Main Tank	100%	2040		5	\$500		
	Other Observation, Extent : Light, Are Location : Basement	a Affectea :	100%				
	Explanation: 275 Gallons Rated Cap	- a ai4.					
Lighting	Explanation : 273 Gations Rateu Cap	эасну					
Lighting Interior Lighting							
Fluorescent	2%	2025	\$6,600	10	\$300		
Tuorescent	Compact Fluorescent Light, Extent : M		+ - /		Ψ300		
	Location : Lobby	ouerure, 11r	ca rijjecica i 100	.,,0			
Fluorescent	98%	2025	\$322,700	10	\$16,200		
	T-8 Lamps And Fixtures, Extent: Mod Location: Throughout The Building	erate, Area	Affected : 100%				
Egress Lighting							
Emergency, Service	40%	2025	\$3,900	1			
Emergency, Battery	10%	2025	\$2,700	10	\$400		
Exit, Service	50%	2025	\$3,300	1			
Exterior Lighting							
HID	100%	2025	\$75,700	10	\$100		
Alarm							
Security System							
No Component	70%						
Generic	30%	2025	\$18,200	1	\$2,000		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Outside, Hallways And Ro	-					
	Explanation: CCTV Surveillance Ca	meras					
Fire/Smoke Detection	1000/	2025	#207.500	1.2	011 100		
Generic, Digital	100%	2025	\$207,500	1-3	\$11,100		
	Other Observation, Extent: Moderate,	Area Affec	ted: 100%				
	Location: Throughout The Building	D 11 C: -:	41 P.11 C	1 5	. 4 177		
-	Explanation: Strobe Lights, Manual	Pull Station	ı, Alarm Bells, Sn	noke Det	ectors And Horns		

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Fuel Oil No 2	100%	2035	* *	5	\$5,600	

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

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DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Mechanical	С	urrent Repair	Future Replacement Mai		aintenance		
System Component Type		il Date Estimated Cost Years)	Year F FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler		ation, Extent : Light, Area Basement Boiler Room 1 : 1 Unit	2030 Affected :	* * 100%	1	\$17,800	
Distribution Central Plant Steam Piping/Pmp	100%		2035	* *	4	\$900	
Terminal Devices Convector/Radiator	100%		2030	* *	1	\$5,800	
Air Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit No Component	65% 35%		2020	\$25,400	1		
Ventilation Distribution Ductwork/Diffusers No Component	20% 80%		LIFE	* *	2-5	\$2,000	
Exhaust Fans Roof No Component	20% 80%		2025	\$6,200	2	\$100	
Plumbing H/C Water Piping Galvanized Steel	100%		2030	* *	1		
Water Heater Gas Fired	100% Recent Instali Location : I	lation, Extent : Light, Area Boiler Room	2024 Affected :	\$11,400 100%	2	\$300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible Backflow Preventer	100%		2020	\$2,900	4	\$600	
Generic Fixtures	100%		2033	* *	1	\$1,100	
Generic	100%						
Vertical Transport Elevators Geared Traction		ation, Extent : Light, Area Basement To 4th Floor	LIFE Affected :	**			

Fire Suppression

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

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DEPT. OF HOMELESS SERVICES - 071 SCCW CENTRAL

Asset #: 4443

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Fire Pump				
Generic	100%	2028 \$12,100	1 \$3,400	
Chemical System				
Generic	100%	2020 \$29,100	1-3 \$4,000	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : SENECA AVENUE HOUSES / EDDIE FERNANDEZ HOUSES

Address : 1215-1225 SENECA AVENUE

 $Borough \hspace{1.5cm} : \hspace{.1cm} BRONX \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Area Sq Ft : 77,940 Project Type : HOMELESS SERVICES

Date of Survey : 06-Dec-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4

Block : 2761 Lot : 43 BIN : 2006338

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,128,300	\$94,300
Interior Architecture	\$710,300	\$580,000
Electrical	\$1,846,700	\$1,350,800
Mechanical	\$618,800	\$169,100
Total	\$4,304,100	\$2,194,300
Importance Code A	\$1,431,500	\$94,300
Importance Code B	\$2,653,900	\$2,006,200
Importance Code C	\$218,700	\$93,700
Total	\$4,304,100	\$2,194,300

Total	\$178,500	\$16,700	\$26,100	\$22,700
Importance Code C	\$25,800	\$1 2 ,000	427,000	\$10,000
Importance Code B	\$116,500	\$12,800	\$19,800	\$18,800
Importance Code A	\$36,200	\$3,900	\$6,300	\$3,900
Total	\$178,500	\$16,700	\$26,100	\$22,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Site Enclosure	\$10,200			
Mechanical	\$32,000	\$6,500	\$13,200	\$6,500
Electrical	\$900	\$5,200	\$5,600	\$6,700
Interior Architecture	\$94,700			\$4,500
Exterior Architecture	\$35,800		\$2,400	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2595

Architecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls	450/ 31 010/ 000	11DD 44	_	# 40.000	
Masonry: Brick	45% Now \$126,000 Corrosion/Rusting, Extent: Moderate, A Location: Metal Fire Escapes Cracking/Crumbling, Extent: Moderate Location: Storage Wall At Main Entre Graffiti, Extent: Light, Area Affected:	e, Area Affected : 5% ance	5	\$40,900	
	Location : East Side				
	Jnt Mortar Miss/Erod, Extent: Moderat Location: Throughout South Side Water Penetration, Extent: Light, Area				
	Location: B And C Line At East Faca	de			
Masonry: Limestone	3%	LIFE **	5	\$4,100	
Metal Panel	5%	2049 **	5-10	\$31,300	
Stucco Cement	47% Now \$126,300 Broken/Missing Elements, Extent: Mod Location: Throughout North Side	2034 ** lerate, Area Affected : 5%	5	\$53,400	
	Cracking/Crumbling, Extent : Moderate Location : Throughout North Side	e, Area Affected : 10%			
	Staining/Discoloring, Extent : Light, Ar Location : Window Sill				
	Water Penetration, Extent: Moderate, A Location: North Side Throughout				
	Other Observation, Extent: Moderate, Location: North Side	Area Affected : 15%			
W/' 1	Explanation: Rusting Fire Escapes				
Windows Aluminum	94% Now \$225,100	2037 **	5	\$13,200	1
7 Hamman	Air Infiltration, Extent : Moderate, Area Location : Throughout		J	Ψ13,200	1
	Broken/Missing Elements, Extent : Seve Location : Throughout	re, Area Affected : 20%			
	Ctrwt/Balnc Not Funct, Extent : Severe, Location : Throughout	Area Affected : 60%			
	Caulking Deteriorated, Extent : Modera Location : Throughout	ate, Area Affected : 25%			
Metal Clad	5% Now \$74,200 Corrosion/Rusting, Extent : Moderate, A Location : Stairs	2054 ** Area Affected : 20%	5	\$4,400	
	Glazing Broken/Cracked, Extent: Mode Location: Stairs				
	Thermally Inefficient, Extent : Moderate Location : Stairs	г, Агеа Ајјестеа : 50%			
Metal Louvers	1% 4+ \$8,500 Deformed/Dented, Extent: Light, Area Location: North Side	2044 ** Affected : 100%			

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

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

Asset #: 2595

Architecture	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Parapets						
Cast Stone/Terra Cotta	5%	LIFE	* *	5-10	\$10,600	
Masonry: Brick	40%	LIFE	* *	5-10	\$20,500	
Metal Panel	30%	2049	* *	5	\$8,700	
Stucco Cement	25%	2042	* *	5	\$4,800	
Roof	070/ N	C 700 2020	* *			
Modified Bitumen	97% Now \$57 Blisters, Extent: Moderate, Are	6,700 2039	4. 4.			
	Location: Throughout	a Affectea . 2570				
	Miss/Damaged Flashings, Exter	ut : Moderate Area A	ffected : 15%			
	Location: Throughout	u . Moderdie, Ared A	gjeciea . 1570			
	Patching Evident, Extent: Mod	erate Area Affected :	25%			
	Location: Throughout	eraic, mea myceica .	2370			
	Seams Open/Split, Extent : Mod	erate. Area Affected .	20%			
	Location: Throughout	er are, 117 ear 133 eerea .	20,0			
Skylight, Metal/Glass	3%	2049	* *	10	\$4,300	
nterior	370	2017		10	Ψ1,500	
Floors						
Cast in Place Concrete	5%	LIFE	* *	5	\$26,400	
	Paint Peeling, Extent : Light, A	rea Affected : 20%				
	Location: Throughout					
Ceramic Tile	10% Now \$2 Cracking/Crumbling, Extent: M Location: 1st And 2nd Floor Int Mortar Miss/Erod, Extent: Location: Throughout Worn/Eroded, Extent: Moderat Location: Throughout	Throughout Moderate, Area Affec	ted : 5%	5	\$6,000	
Vinyl Tile	30%	2029	\$313,600	3	\$18,100	
,	Adhesion Failure, Extent : Mod				4-0,-00	
	Location: Throughout					
	Loose/Delam Surface, Extent : I	Moderate, Area Affec	ted : 5%			
	Location: Throughout					
	Worn/Eroded, Extent : Moderat	e, Area Affected : 15	%			
	Location: Throughout					
Wood	55% Now \$44	6,000 2044	* *	5	\$62,100	
	Deteriorated Finish, Extent : M	oderate, Area Affecte	d : 50%			
	Location: At Apartments					
	Dry Rot/Decay, Extent: Modera Location: Throughout Apartn	nents.				
	Misaligned/Bulging, Extent : M Location : Throughout Apartn		d : 10%			
	Split/Cracked, Extent : Moderate Location : At Apartments	e, Area Affected : 25	%			
	Worn/Eroded, Extent : Moderat	e, Area Affected : 25	%			
	Location: Throughout					

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

Asset #: 2595

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Interior Walls	100/		LIDE	* *	-	ф 22 7 00		
Concrete Masonry Unit	10% 55%		LIFE LIFE	**	5 5-10	\$22,700 \$265,500		
Gypsum Board	3370 Recent Repair Evide	nt Extent · Lioht A			3-10	\$203,300		
	Location: Through		170471550					
	Water Penetration, I		Area Affe	cted : 10%				
	Location : Apartme							
Masonry: Brick	5%		LIFE	* *	10	\$4,300		
Plaster	30%		LIFE	* *	5-10	\$72,400		
Ceilings								
Exposed Struc: Steel	5%		LIFE	* *	10	\$11,800		
Gypsum Board	75% Now	\$45,700	LIFE	* *	5	\$110,600		
	Recent Repair Evide		Area Affe	cted : 5%				
	Location: Through		Amaa Affa	otod . 50/				
	Water Penetration, E Location: Through		Area Ajje	ciea : 5%				
Plaster	20%	ioni	LIFE	* *	5-10	\$40,600		
Site Enclosure	2070		LIFE		3-10	\$40,000		
Fence/Gates								
Iron Picket	100% 2-4	\$10,200	2064	* *				
	Corrosion/Rusting, I Location: Through		Area Affe	cted : 10%				
	Deteriorated Finish, Location : Through		, Area Afj	fected : 50%				
Retaining Walls								
Cast in Place Concrete	100%		2064	* *				
Site Pavements								
Public Sidewalk	1000/		20.42	* *				
Cast in Place Concrete	100% Cracking/Crumbling	Frient : Light Ar.	2042					
	Location: Through		ей Пујесн	a. 570				
On-Site Walkways	Zacament Timong.							
Cast in Place Concrete	100%		2042	* *				
	Cracking/Crumbling	, Extent : Light, Ar		ed : 5%				
	Location : Through	nout						
Activity Yard								
Cast in Place Concrete	50%	T	2042	**				
	Cracking/Crumbling Location: Through		ea Affecte	ea : 5%				
	Sinking/Subsiding, E		Affected	. 5%				
	Location: Through		пусски.	. 5/0				
Rubber Matting	50%		2034	* *				
Kubber Watting	3070		2034					

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

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

Asset #: 2595

Electrical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$21,200	5	\$300	
			xtent : Light, Area	Affected	! : 100%			
		: Electrica		1.4.00	200 4			
9 1 1 / 9 1 1 1	Explanai	tion : Main	Service Switch Ra	ted At 20	000 Amperes			
Switchgear / Switchboard	1000/			2020	Ф1 24 700	-	Ф200	
Fused Disc Sw	100%			2029	\$124,700	5	\$300	
Raceway	1000/			2020	Φ101 100	1		
Conduit	100%			2029	\$101,100	1		
Panelboards	1000/	3.7	Φ.Ο	2054	* *	-	Ф1 000	
Molded Case Bkrs		Now	\$68,600	2054		5	\$1,000	
			xtent : Light, Area	Affectea	: 100%			
		_	out Building.	1 1 D	1 5 4	<i>T</i> : D	TTI A	
			boards Are Overlo Innected To Circui		reakers Frequently	1 гір Вес	cause There Are	
Wiring	100 Man	y Loads Co	nneciea 10 Circui	is.				
Thermoplastic	100%			2029	\$156,900	1		
Motor Controllers	10070			2027	\$150,500	1		
Locally Mounted	100%			2027	\$152,700	5	\$500	
Ground	10070			2027	ψ132,700		Ψ200	
Grounding Devices								
Not Accessible	100%							
11001100000000		ervation, E	xtent : Light, Area	Affected	! : 100%			
		: Basemen		55				
	Explanai	ion : Cove	red With Insulation	ı				
Lighting								
Interior Lighting								
Fluorescent	30%	Now	\$392,300	2039	* *			
	T-12 Lamp	s And Fixt	ures, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location	: Offices						
Fluorescent	50%			2029	\$653,800	10	\$35,700	
11001000011		And Fixtu	res, Extent : Light,				φευ,,,ου	
	=		s, Staircases.	33				
Incandescent	20%	0-2	\$261,500	2039	* *	2	\$300	
meandescent			tent : Light, Area		. 100%	2	\$300	
			out Building.	ijjecica .	. 10070			
Egress Lighting	Locuion	. Imough	Dimanig.					
Egress Lighting Emergency, Battery	50%			2029	\$53,600	10	\$9,400	
Exit, Service	50%			2029	\$13,300	10	\$3,400	
Exterior Lighting	3070			2023	\$13,500	1		
HID	100%	2-4	\$300,400	2039	* *			
Ш			\$300,400 tent : Light, Area					
			out Building Exter		. 100/0			
Alarm	Locuion	. Imough	Dunding Enter					

Alarm

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

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

Asset #: 2595

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2029	\$72,200	1	\$8,700	
	Other Observation	Extent : Light, Area	Affected	! : 100%			
	Location: Outsid	le, Hallways.					
	Explanation: CC	TV Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Analog	100% 0-2	\$823,800	2039	* *	1-3	\$43,700	
	Other Observation	Extent : Light, Area	Affected	! : 100%			
	Location: Throu	ghout The Building.					
	Explanation: Ob	solete System, Inade	quate Fo	r The Building.			

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance			
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Natural Gas	100%		2049	* *	1				
Conversion Equipment									
Hot Water Boiler	88% 2	-4 \$303,200	2049	* *	1	\$30,500			
	Corroded, Exte	ent : Severe, Area Affecte	d: 10%						
	Location : Boiler Room								
	On Extended Life, Extent : Severe, Area Affected : 50%								
	Location: Bo	oiler Room							
	Other Observation, Extent : Light, Area Affected : 100%								
		isement Boiler Room							
	Explanation :	: 2 Units							
Hot Water Boiler	12%		2042	* *	1	\$4,600			
Distribution						+)			
Hot Wtr Piping/Pump	100% 2	-4 \$116,100	2054	* *	4	\$3,800			
1 8 1	Leak Evident, Extent : Severe, Area Affected : 100%								
	Location: Boiler Room								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Bo	•	33						
Terminal Devices									
Convector/Radiator	100% 2	-4 \$199,400	2042	* *	1	\$22,700			
Convector/Rudiator		ent : Severe, Area Affecte				Ψ22,700			
	Location : Th								
Air Conditioning		J							
Energy Source									
Electricity	100%		2037	* *	1				
Conversion Equipment			'						
Window/Wall Unit	10%		2024	\$15,500	1				
No Component	90%			\$12,200	•				
Ventilation	7070								

Ventilation

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

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

Asset #: 2595

Mechanical	Curre	Current Repair		e Replacement	M				
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ventilation									
Distribution									
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$68,800			
Exhaust Fans									
Roof	100%		2024	\$123,700	2	\$2,400			
Plumbing									
H/C Water Piping									
Galvanized Steel	100%		2034	* *	1				
Water Heater									
Gas Fired	100%		2024	\$45,400	2	\$1,100			
		, Extent : Light, Area	Affected	!: 100%					
	Location : Boiler								
~	Explanation: 90	0 Gallon Storage Tan	ık						
Sanitary Piping	000/		LIDE	* *	1				
Cast Iron	90%	Φ	LIFE	* *	1				
Cast Iron	10% Now	\$5,500	LIFE	* *	1				
		Severe, Area Affecte	a: 10%						
	Location : Throughout Other Observation, Extent : Severe, Area Affected : 10%								
			ea Affecte	ed: 10%					
	Location : Throu	0		*** ** * * * *					
	Explanation : Cl Spaces	ear Corrosion And D	amage In	i Visible Areas In F	Kitchens 1	And Mechanical			
Storm Drain Piping	Spaces								
Cast Iron	100%		LIFE	* *	1				
Fixtures	10070		DII L		1				
Generic	100%								
Vertical Transport	10070								
Elevators									
Hydraulic	10%		LIFE	* *					
TTy draune		. Extent : Light, Area		! : 10%					
	Other Observation, Extent : Light, Area Affected : 10% Location : Basement To Ground Floor								
	Explanation: 1 1	Freight							
No Component	90%								
Fire Suppression	7070								
Sprinkler									
No Component	95%								
Generic	5%		2039	* *	1-2	\$1,100			
Generic	J / U		2033		1-4	ψ1,100			

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : SIROVICH CENTER / BASEMENT, 4, 5, 6, 7 AND ROOF

Address : 331 EAST 12TH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DHS0095.000 / 14740 Yr Built/Renovated : 1927 /

Area Sq Ft : 28,659 Project Type : HOMELESS SERVICES

Date of Survey : 07-Mar-2018 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 4,5,6,7

Block : 454 Lot : 52 BIN : 1006502

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$76,600	\$211,200
Interior Architecture	\$258,700	
Electrical		\$265,300
Mechanical		\$231,500
Total	\$335,200	\$708,000
Importance Code A	\$76,600	\$388,500
Importance Code B	\$258,700	\$319,500
Total	\$335,200	\$708,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$48,900			
Interior Architecture	\$115,700			\$6,500
Electrical	\$31,100	\$800	\$1,300	\$800
Mechanical	\$39,400	\$7,000	\$7,200	\$6,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$258,900	\$31,500	\$32,200	\$37,200
Importance Code A	\$51,800	\$2,800	\$2,800	\$2,800
Importance Code B	\$159,500	\$28,700	\$29,400	\$32,600
Importance Code C	\$47,600			\$1,700
Total	\$258,900	\$31,500	\$32,200	\$37,200



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

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

Asset #: 14740

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$71,200		
Masonry: Brick	90%			LIFE	* *	5	\$82,000		
Windows									
Aluminum	100%			2045	* *	5	\$14,100		
Parapets	• • • • •					- 40			
Cast Stone/Terra Cotta	20%			LIFE	* *	5-10	\$28,000		
Masonry: Brick	75%			LIFE	* *	5-10	\$25,300		
Metal Panel	5%			2049	* *	5	\$1,000		
Roof	250/			2020	¢26.400	10	\$2.200		
IRMA/Protected Membrane	25%			2029	\$26,400	10	\$3,200		
Modified Bitumen	75%			2029	\$134,600	10	\$9,700		
erior	1370			2029	\$134,000	10	\$9,700		
Floors									
Cast in Place Concrete	10%			LIFE	* *	5	\$18,600		
Ceramic Tile	5%			2038	* *	5	\$2,100		
Vinyl Tile	70%	4+	\$258,700	2039	* *	3	\$11,200		
,		led, Extent	: Moderate, Area		: 10%		, ,		
	Location	: Auditori	um						
Wood	15%	4+	\$21,500	2044	* *	5	\$6,000		
			: Moderate, Area		: 25%	-	* - ,		
	Location	: Auditori	um						
Interior Walls									
Cast in Place Concrete	5%	Now	\$22,200	LIFE	* *				
	_	_	Extent: Moderat	-	-				
			g Wall In Boiler R						
			xtent : Moderate,						
	Location	: Retainin	g Wall In Boiler R	oom, Sub	-basement				
Ceramic Tile	5%			2038	* *	5	\$3,400		
Plaster	90%	4+	\$25,400	LIFE	* *	5	\$18,600		
	_	_	Extent: Moderate	e, Area Aj	ffected : 10%				
	Location	: Auditori	um Backstage						
Ceilings				• • • •		_	.		
AcousTileSusp.Lay-In	45%	3.7	4.1.00	2034	* *	5	\$19,200		
Exposed Concrete	5%		\$14,000	LIFE	**	5	\$300		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: Boiler Room, Sub-basement								
					Affected . 200/				
			ent, Extent : Mode oom, Sub-basemer		і Аујесіва : 20%				
			oom, Sub-basemer xtent : Moderate, .		otad • 20%				
		етганоп, Е : Boiler R		лгеи Ајје	с <i>не</i> и . 2070				
Plaster	50%			LIFE	* *	5-10	\$36,600		
	Cracking/C	Crumbling,	Extent : Moderat		ffected : 10%		•		
	Location	: Auditori	um Backstage						

Site Pavements

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

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

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

Asset #: 14740

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2034	* *			
On-Site Walkways							
Masonry: Granite	100%		LIFE	* *			

Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	* *	5	\$100	
			Extent : Light, Area	Affected	! : 100%			
		: Electrice						
	Explana	tion : One	2500 Ampere Main	Disconn	iect Switch			
Switchgear / Switchboard								
Fused Disc Sw	60%			2039	* *	5	\$100	
Fused Knife Sw	40%	2-4	\$29,900	2059	* *	5		
		-	ctent : Light, Area A	Affected :	100%			
	Location	: Electrice	al Room					
Raceway								
Conduit	80%			2039	* *	1		
Conduit	20%			2029	\$7,200	1		
Panelboards								
Fused Disc Sw	5%			2037	* *	5		
Molded Case Bkrs	95%			2037	* *	5	\$700	
Wiring								
Thermoplastic	80%			2039	* *	1		
Thermoplastic	20%			2029	\$10,500	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	\$200	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
ighting								
Interior Lighting								
Fluorescent	30%			2034	* *	10	\$7,900	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways							
.		. 11 <i>auway</i>	3	2020	#10 2 200	10	#10. 7 00	
Fluorescent	40%	4 15:		2029	\$192,300	10	\$10,500	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Apartment Rooms							
	-	: Apartme	nt kooms					
Fluorescent	30%			2034	* *	10	\$7,900	
	•		res, Extent : Light,	Area Af	fected : 100%			
	Location	: Through	out The Building					

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

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

Asset #: 14740

Electrical	Current Repa	ir Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Battery	50%	2034	* *	10	\$3,500		
Exit, Service	50%	2034	* *	1			
Exterior Lighting							
HID	50%	2029	\$55,200	10			
LED	50%	2037	* *				
Alarm							
Security System							
No Component	70%						
Generic	30%	2034	* *	1	\$3,200		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Hallways And	l Exit Doors					
	Explanation: CCTV Sur	veillance Cameras And	Intrusion Alarm				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2034	* *	1-3	\$5,300		

Mechanical		Current Rep	oair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2027	\$177,300	1	\$28,400	
			ent : Light, Area	Affected	: 100%			
		: Boiler Roor	n					
	Explanat	ion: 2 Units						
Distribution								
Central Plant Steam	100%	Now	\$23,200	2039	* *	4	\$1,400	
Piping/Pmp					1000/			
			Aoderate, Area		100%			
	Location	: Condensate	Pipe In The Ba	sement				
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	\$9,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Window/Wall Unit	95%			2024	\$54,200	1		
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$12,700	
No Component	50%							

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

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

Asset #: 14740

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping Galvanized Steel	100% 0-2 \$6,0		* *	1		
	Corroded, Extent : Severe, Area Afj Location : Throughout	естеа : 5%				
Water Heater	Zeediteit i 1 iii ettgitetti					
Gas Fired	100%	2027	\$16,700	2	\$400	
	Other Observation, Extent: Light, Area Affected: 100%					
	Location: Boiler Room					
Caultana Dinina	Explanation: 2 Units					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2029	\$4,200	4	\$900	
Sewage Ejector(s)						
Electric	100%	2029	\$7,900	4	\$1,700	
Backflow Preventer						
Generic	100%	2029	\$7,000	1	\$1,800	
Fixtures	1000/					
Generic Variant Transport	100%					
Vertical Transport Elevators						
Geared Traction	70%	LIFE	* *			
Gearca Traction	Other Observation, Extent : Light, A		70%			
	Location: (1) Basement To 6th Floor, (1) 1st To 7th Floor					
	Explanation: 2 Units					
Hydraulic	30%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected :	30%			
	Location: 1st To 2nd Floor					
	Explanation: 1 Unit					
Fire Suppression						
Standpipe	1000/	2040	ملد بواب	1.5	01440 0	
Generic	100%	2049	* *	1-5	\$14,400	
Sprinkler Generic	100%	2049	* *	1-2	\$8,000	
Fire Pump	100/0	ZU49		1-2	\$6,000	
Generic	100%	2032	* *	1	\$5,400	
	10070	2032		1	Ψ2,100	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 05-Dec-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 13307 Lot : 91 BIN : 4430508

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$212,900	\$122,300
Interior Architecture	\$238,000	\$133,600
Electrical		\$475,900
Mechanical	\$350,500	\$379,400
Site Pavements	\$37,900	
Total	\$839,300	\$1,111,300
Importance Code A	\$455,800	\$122,300
Importance Code B	\$292,700	\$939,400
Importance Code C	\$90,800	\$49,500
Total	\$839,300	\$1,111,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$4,300	
Interior Architecture	\$39,900		\$15,500	\$2,200
Electrical	\$7,500	\$1,700	\$2,800	\$1,700
Mechanical	\$49,300	\$11,000	\$13,600	\$8,300
Site Pavements	\$16,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,700	\$16,700	\$40,100	\$16,200
Importance Code A		\$3,000	\$7,300	\$3,000
Importance Code B	\$97,900	\$13,700	\$27,500	\$13,200
Importance Code C	\$18,800		\$5,400	
Total	\$116,700	\$16,700	\$40,100	\$16,200



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

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

Asset #: 2670

Architecture	Current Repair	Future Replace	ement	M		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Masonry: Brick	95%	LIFE	* *	5	\$130,300	
Stucco Cement	5%	2042	* *	5	\$8,600	
Windows	000/ 0.2	Ф20 (00 2045	* *	-	Φ2 200	
Aluminum	98% 0-2 Air Infiltration, Extent: Liga	\$38,600 2045	* *	5	\$2,300	
	Location: Throughout	u, Area Affectea : 50%				
	Water Penetration, Extent:	Light Area Affected : 1%				
	Location: At Sills Through					
Aluminum	2% Now	\$3,900 2054	* *	5		
Alummum		oderate, Area Affected : 100%		3		
	Location : Sout West Clean					
Parapets		-				
Metal: Cage/Fence	100%	2042	* *	5-10	\$83,800	
Roof						
Built-Up (BUR)	65%	2037	* *	10	\$57,100	
Metal Panel	35%	2042	* *	10	\$56,400	
	_	xtent : Light, Area Affected : 1				
		g On Brewer, Detached Leade	r			
	Corrosion/Rusting, Extent:	Light, Area Affected : 20%				
a or	Location : Throughout					
Soffits Cost in Place Concrete	100%	LIFE	* *	5		
Cast in Place Concrete Interior	100%	LIFE		5		
Floors						
Cast in Place Concrete	5%	LIFE	* *	5	\$19,600	
Ceramic Tile	5%	2038	* *	5	\$4,500	
Vinyl Tile	90%	2034	* *	3	\$30,300	
Ž	Cracking/Crumbling, Extent	: Moderate, Area Affected : 1	%			
	Location: Throughout					
Interior Walls						
Ceramic Tile	10%	2032	* *	5	\$10,700	
Concrete Masonry Unit	13%	LIFE	* *	5	\$11,200	
Gypsum Board	77%	LIFE	* *	5-10	\$140,400	
	Water Penetration, Extent:					
	Location: Throughout Roc	oms 208-216				
Ceilings	50/	I IDD	* *	<i>5</i> 10	05.600	
Exposed Concrete	5%	LIFE	* *	5-10	\$5,600	
Gypsum Board Plaster	75% 20%	LIFE LIFE	* *	5-10 5-10	\$231,300 \$30,800	
Site Enclosure	ZU/0	LIFE		J-10	\$30,800	
Fence/Gates						
Chain Link	95%	2049	* *			
Iron Picket	5%	2064	* *			
	Corrosion/Rusting, Extent:					
	Location: Throughout					

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

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

Asset #: 2670

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$2,800	2042	* *			
	Misaligne	d/Bulging, Exte	ent : Light, Are	a Affecte	d: 1%			
	Location	: Brewer Bou	levard					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$13,200	2042	* *			
	Misaligne	d/Bulging, Exte	ent : Moderate,	Area Afj	fected : 15%			
	Location	: Throughout	At Joints					
Activity Yard								
Cast in Place Concrete	40%	Now	\$37,900	2049	* *			
	Misaligned	l/Bulging, Exte	ent : Moderate,	Area Afj	fected : 100%			
	Location	: West Of The	Building					
Cast in Place Concrete	60%			2042	* *			

Electrical	Current R	Current Repair Future Re		e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2	2039	* *	5	\$300	
	Other Observation, E.	ctent : Light, Area A <u>j</u>	ffected	: 100%			
	Location : Electrica	l Room					
	Explanation: Two 8	00 Amperes Main D	isconne	ect Switches			
Switchgear / Switchboard							
Fused Disc Sw	100%	2	2039	* *	5	\$300	
Raceway							
Conduit	100%	2	2039	* *	1		
Panelboards							
Fused Disc Sw	5%	2	2037	* *	5	\$100	
Molded Case Bkrs	95%		2037	* *	5	\$1,500	
Wiring							
Thermoplastic	100%	2	2039	* *	1		
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$400	
Ground							
Grounding Devices							
Generic	100%	I	LIFE	* *	5	\$1,800	
Lighting							

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

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

Asset #: 2670

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	60%	2034	* *	10	\$33,000	
	T-8 Lamps And Fixtures, Extent : Location : Throughout	Light, Area Affected	d : 90%			
Fluorescent	5%	2034	* *	10	\$2,700	
	Compact Fluorescent Light, Exter Location : Throughout The Build		cted : 100%			
Fluorescent	35%	2029	\$351,900	10	\$19,200	
	T-12 Lamps And Fixtures, Extent Location : Throughout	: Light, Area Affect	ed : 100%			
Egress Lighting						
Emergency, Battery	50%	2029	\$41,200	10	\$7,200	
Exit, Battery	50%	2029	\$34,900	10	\$2,000	
Exterior Lighting						
HID	20%	2029	\$47,000	10		
	Other Observation, Extent: Light	, Area Affected : 10	0%			
	Location: Rooftop Perimeter					
	Explanation: Controlled Via Ph	ıotocell				
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	72% 4+ \$4,	900 2044	* *	5	\$300	
	Other Observation, Extent: Mode	erate, Area Affected	: 2%			
	Location: Rooftop Perimeter					
	Explanation : Needs To Be Rese	cured				
Generic	28%	2069	* *	5	\$300	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$6,800	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$11,300	

Mechanical	Current	Repair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		

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

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

Asset #: 2670

Mechanical	Current Repair Future Replacement			М				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	Location .	rvation, Ex	\$22,100 tent : Light, Area Boiler Room Units	2034 Affected	**	1	\$13,300	
Hot Water Boiler	Location .	: Basement				1	\$13,300	
	Location .	: Basement						
	Location .	: Basement	tent : Light, Area Boiler Room	Affected	: 50%			
Distribution	Explanati	on : 1 Of 2	Units					
Hot Wtr Piping/Pump Terminal Devices	100%			2037	* *	4	\$4,400	
Air Handler		tent : Mode	\$20,100 erate, Area Affecte In Basement	2029 ed:3%	\$201,400	1	\$8,300	
Convector/Radiator	75%			2034	* *	1	\$14,500	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%	Now	\$107,600	2039	* *	2	\$400	
	Location . Other Obse Location .	: Roof rvation, Ex : Roof	Extent : Severe, Ai tent : Light, Area s Serving Corrido	Affected				
Split Unit	5% Malfunction Location Other Obse Location	Now ning, Exten Lower Ro rvation, Ex Lower Ro	\$6,100 t: Moderate, Area of ttent: Light, Area	2029 a Affecte Affected				
Window/Wall Unit No Component	10% 70%			2024	\$11,900	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,900	
Exhaust Fans Interior	20%			2029	\$40,800	2	\$400	
Roof	80%			2029	\$76,100	2	\$1,500	

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.

Asset #: 2670

Current Repair	Futur	Future Replacement		Maintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2039	* *	1		
		* *			
Other Observation, Extent : Light, Area	Affected	! : 100%			
Location: Boiler Room					
Explanation: 1 Unit					
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2022	\$2,000	4	\$1,900	
100%	2029	\$16,800	4	\$3,600	
Recent Repair Evident, Extent : Light, A	rea Affe	cted : 50%			
Location: Basement					
Recent Replace Evident, Extent : Light,	Area Aff	ected : 50%			
Location: Basement	33				
100%	2029	\$14 600	1	\$3,700	
10070	202)	Ψ11,000	-	ψ2,700	
100%					
10070					
100%	LIFE	* *			
		1 · 100%			
9	11,1100100	. 100/0			
Бариншин . 1 Опп					
	% of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent: Light, Area Location: Boiler Room Explanation: 1 Unit 100% 100% 100% Recent Repair Evident, Extent: Light, A Location: Basement Recent Replace Evident, Extent: Light, Location: Basement 100% 100% 100%	Nof Fail Date Estimated Cost Total (Years) Year FY	No of Fail Date Estimated Cost Total (Years) Year FY Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle FY	100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039 ** 1 100% 2039

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : STATEN ISLAND FAMILY SHELTER / HOSPITALITY HOUSE

Address : 100 CENTRAL AVENUE @ SLOSSON TERR

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 26,134 Project Type : HOMELESS SERVICES

Date of Survey : 06-Jul-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors LL,1,4,5,6

Block : 6 Lot : 14 BIN : 5000048

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$819,500	\$36,200
Interior Architecture	\$447,000	\$297,100
Electrical	\$41,400	\$650,200
Mechanical		\$394,900
Site Enclosure	\$46,500	
Site Pavements	\$51,200	
Total	\$1,405,700	\$1,378,400
Importance Code A	\$819,500	\$36,200
Importance Code B	\$342,900	\$1,342,200
Importance Code C	\$243,300	
Total	\$1,405,700	\$1,378,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$92,900	\$1,800		\$13,900
Interior Architecture	\$89,400			\$4,300
Electrical	\$2,600	\$4,000	\$2,300	\$8,900
Mechanical	\$4,800	\$4,000	\$6,800	\$14,700
Site Pavements	\$18,800			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$220,400	\$21,700	\$20,900	\$53,600
Importance Code A	\$95,500	\$4,400	\$2,600	\$16,500
Importance Code B	\$106,100	\$17,300	\$18,400	\$37,100
Importance Code C	\$18,800			
Total	\$220,400	\$21,700	\$20,900	\$53,600



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

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

Asset #: 1944

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Cast in Place Concrete	5% Now \$33,400	1100 **	5	¢14 500	
Cast in Place Concrete	5% Now \$33,400 Broken/Missing Elements, Extent : Sev	LIFE **	5	\$14,500	
	Location: Basement Window At Sou				
	Exposed Reinforcement, Extent: Seven				
	Location : Basement Window At Sou				
Concrete Masonry Unit	5% 2-4 \$12,200	LIFE **	5	\$1,800	
Ž	Cracking/Crumbling, Extent : Modera				
	Location: South Facade				
	Other Observation, Extent: Moderate,	, Area Affected : 100%			
	Location: South Facade				
5.4	Explanation: Section Of South Faca			\$ 7.000	
Masonry: Brick	10% Now \$35,700	LIFE **	5	\$5,800	1
	Misaligned/Bulging, Extent: Severe, A Location: Over Door At South Faca	==			
Maganmu Driek	30%		5	\$17,400	
Masonry: Brick Stucco Cement	50% 2-4 \$514,200	LIFE ** 2041 **	<i>5</i>	\$36,200	
Stucco Cement	Diagonal Cracks, Extent: Moderate, A		3	\$50,200	
	Location : East/ West Facades Show				
Windows					
Aluminum	90% Now \$161,300		5	\$1,900	
	Ctrwt/Balnc Not Funct, Extent: Sever	e, Area Affected : 75%			
	Location: Throughout	A ACC . 1 500/			
	Caulking Deteriorated, Extent: Severe Location: Throughout	e, Area Affected : 50%			
	Other Observation, Extent : Severe, A	rea Affected : 100%			
	Location: Throughout	ca rijjecica i 10070			
	Explanation: Windows At The End (Of Useful Life			
Steel	10% Now \$22,300	2053 **	5	\$2,600	
	Corrosion/Rusting, Extent : Moderate,	Area Affected: 35%		. ,	
	Location: Fifth Floor And Stairs				
	Deteriorated Finish, Extent: Moderate	e, Area Affected : 50%			
	Location: Fifth Floor				
	Thermally Inefficient, Extent: Modera Location: Fifth Floor And Stairs	те, Агеа Ајјества : 50%			
Parapets	Location . Figur 11001 And Sidirs				
Masonry: Brick	65% 2-4 \$108,300	LIFE **	5	\$3,700	
	Jnt Mortar Miss/Erod, Extent : Moder			4-,,,,,	
	Location: Throughout				
Metal Panel	5% Now \$2,200	2048 **	5	\$500	
	Broken/Missing Elements, Extent: Mo	derate, Area Affected : 15%			
	Location: Coping				
Metal Rail	5% Now \$800	2033 **	5 \$2,000		
	Deteriorated Finish, Extent: Moderate	e, Area Affected : 50%			
	Location : At Corners Of Building				
Stucco Cement	25%	2041 **	5	\$3,600	

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

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

Asset #: 1944

Architecture	Current Repair	Future Replacement	t M	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof Modified Bitumen Skylight, Metal/Glass	95% 5% 2-4	2033	* * 10 * *	\$13,900	
okyngii, wetar Glass		tent : Light, Area Affected : 20%			
Soffits					
Cast Stone/Terra Cotta	100%	LIFE *	* 5		
Interior Floors					
Ceramic Tile		\$18,100	* 5	\$1,100	
Marble Panels	5%	LIFE *	* * 5	\$1,700	
Terrazzo	15% Now		* * 5	\$5,400	
	Cracking/Crumbling, Extent . Location: Lobby	Moderate, Area Affected : 10%			
Vinyl Tile		\$29,700 2028 \$297,10 Moderate, Area Affected : 20%	00 3	\$12,800	
Interior Walls					
Plaster	100% 4+ \$ Cracking/Crumbling, Extent Location: Throughout	!45,500 LIFE * Light, Area Affected : 20%	** 5	\$26,700	
Ceilings					
AcousTileSusp.Lay-In		801,500 2048 * Severe, Area Affected : 100%	* * 5	\$18,300	
		Moderate, Area Affected : 50%			
Metal Panel	5%	LIFE *	* * 5	\$2,900	
Plaster	15% 0-2	\$9,200 LITE	* * 5	\$4,300	
	Water Penetration, Extent : L Location : Throughout	ight, Area Affected : 20%			
Site Enclosure					
Fence/Gates Chain Link	100% 4+	\$46,500 2038 *	· *		
Chain Link		10derate, Area Affected : 50%			
Site Pavements	-				
Parking/Driveway					
Asphalt		Moderate, Area Affected : 30%	· *		
Cast in Place Concrete			: *		
Cast III Place Concrete		Moderate, Area Affected : 50%			

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

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

Asset #: 1944

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Activity Yard							
Cast in Place Concrete	85%		2033	* *			
Rubber Matting	15%		2028				

Electrical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$4,900	5	\$100	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roc					
-	Explanation : Main Servi	ice Switch Rated 800 A	mperes			
Raceway	1000/	2029	\$26,000	1		
Conduit	100%	2028	\$36,000	1		
Panelboards Fused Disc Sw	10%	2027	\$2.100	5	\$100	
Molded Case Bkrs	90%	2027	\$3,100 \$27,500	5 5	\$600	
Wiring	9070	2021	\$27,300	3	\$000	
Thermoplastic	100%	2028	\$52,500	1		
Motor Controllers	10070	2028	\$32,300	1		
Locally Mounted	100% 2-4	\$1.100 2033	* *	5	\$100	
Locally Mounted	Corroded, Extent : Light, A	+ ,		3	\$100	
	Location : Roof	reary ecrea : 170				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Stand-by Power					·	
Transfer Switches						
Manual	100%	2028	\$5,500	5	\$100	
Generators						
Natural Gas	100%	2031	* *	1	\$10,100	
	Other Observation, Extent	0	: 100%			
	Location : Outside Side 1					
	Explanation: 12.5 Kilow	vatts				
Batteries						
Lead/Acid	100%	2021	\$1,500	5	\$1,000	
Lighting						
Interior Lighting	000/	2020	# 42 4 1 00	10	#22 5 00	
Fluorescent	99%	2028	\$434,100	10	\$23,700	
	T-12 Lamps And Fixtures,)				
	Location: Throughout T		*		***	
Fluorescent	1%	2028	\$4,400	10	\$200	
	Compact Fluorescent Ligh	t, Extent : Light, Area	Affected : 100%			
	Location: Basement					

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

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

Asset #: 1944

Electrical		Current R	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$3,200	
Emergency, Battery	50%			2033	* *	10	\$3,200	
Exterior Lighting								
HID	15%			2028	\$15,100	10		
No Component	85%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2043	* *	5	\$800	
Alarm								
Security System								
No Component	50%							
Generic	50%			2028	\$40,300	1	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
		: Hallways,						
	Explana	tion : CCTV	Surveillance Can	ıera				
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	0-2	\$41,400	2028	\$82,900	1-3	\$4,400	
		oning, Exten : Througho	t : Moderate, Are ut	a Affecte	d : 50%			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explana	tion : Strobe	Lights, Manual H	Pull Stati	on, Horns And Smo	oke Detec	ctors	

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Steam Boiler	100%	2033	* *	1	\$25,900	
	Other Observation, Extent: La	ight, Area Affected	: 100%			
	Location : Basement Boiler I	Room				
	Explanation: 2 Units					
Distribution						
Steam Piping/Pump	100%	2028	\$110,500			
Terminal Devices						
Convector/Radiator	100%	2026	\$133,700	1	\$8,400	
Air Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2023	\$10,400	1		
No Component	80%					

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

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

Asset #: 1944

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Fan Coil - 2 Pipe	5%	2028	\$4,800	1	\$400	
No Component	95%					
Heat Rejection Air Cooled Condenser Unit	5%	2028	\$500	2	\$900	
O.M.	Other Observation, Extent:	Light, Area Affected :	30%			
	Location : Roof And By Fi	0				
	Explanation : Refrigerant	=	Missing Insulatio	n.		
No Component	95%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$14,600	
Exhaust Fans					,	
Roof	99%	2028	\$41,100	2	\$800	
Wall Unit	1%	2028	\$100	2		
	Other Observation, Extent: Location: Basement Child Explanation: 2 Units	0	100%			
Plumbing						
H/C Water Piping Galvanized Steel	100%	2026	\$109,600	1		
Water Heater Gas Fired	100%	2027	\$15,200	2	\$400	
	Other Observation, Extent: Location: Boiler Room	-	100%			
a to Bi i	Explanation: 3 Units Insta	alled 2014				
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100%	LIFE		1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	10070	LIFE		1		
Not Accessible	100%					
Fixtures	10070					
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Basement To 6t	h Floor				
	Explanation: 2 Units					
Fire Suppression Sprinkler						
Generic	100%	2048	* *	1-2	\$7,300	

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

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

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

Asset #: 1944

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

Fire Suppression

Chemical System

No Component 99%

Generic 1% 2023 \$300 1-3

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

Location: Kitchen Explanation: Ansul-102

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : STOCKHOLM FAMILY RESIDENCE / (2 BUILDINGS)
Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE

Borough : BROOKLYN Agency's Number : FK28
Program / Asset # : DHS0085.000 / 4457 Yr Built/Renovated : 1923 / 2012

Area Sq Ft : 55,000 Project Type : HOMELESS SERVICES

Date of Survey : 02-Jun-2015 Landmark Status : NONE

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

Block : 3243 Lot : 46 BIN : 3073773

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$261,600	\$54,400
Interior Architecture		\$242,000
Electrical		\$1,066,600
Mechanical		\$87,300
Total	\$261,600	\$1,450,300
Importance Code A	\$261,600	\$54,400
Importance Code B		\$1,347,200
Importance Code C		\$48,700
Total	\$261,600	\$1,450,300

Total	\$113,600	\$41,700	\$12,900	\$7,500
Importance Code C	\$13,500			
Importance Code B	\$45,400	\$38,900	\$10,200	\$4,700
Importance Code A	\$54,600	\$2,800	\$2,700	\$2,700
Total	\$113,600	\$41,700	\$12,900	\$7,500
Mechanical	\$5,100	\$31,900	\$11,300	\$4,500
Electrical	\$1,300	\$1,600	\$1,600	\$1,100
Interior Architecture	\$55,300	\$8,200		\$1,800
Exterior Architecture	\$51,900			
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

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

Asset #: 4457

Architecture	Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	45% Now Cracking/Crumbling, E Location: Throughou		LIFE , Area Aff	* * fected : 10%	5	\$25,800	
Masonry: Brick	50% Now Cracking/Crumbling, E Location: Throughou Other Observation, Ext Location: Areaways Explanation: Stucco	ut, Bulkheads tent : Light, Area			5	\$28,600	
Masonry: Limestone	5% Now Cracking/Crumbling, E Location : Throughou		LIFE ea Affecte	* * d : 10%	5	\$2,100	
Windows							
Aluminum	90% Now Ctrwt/Balnc Not Funct, Location : Throughou		2042 ute, Area A	* * Affected : 20%	5	\$5,500	
Metal Clad	10% Now Broken/Missing Elemen Location: Throughou	_	2034 t, Area Af	* * fected : 10%	5	\$3,800	
Parapets							
Masonry: Brick Masonry: Sandstone	65% Other Observation, Ext Location: Areaways Explanation: Stucco 35% Now Cracking/Crumbling, E	And Interior Fac On Brick \$29,400	e LIFE	* *	5	\$4,100	
	Location : Throughou		20, 125, 0010.	 10,0			
Roof							
Modified Bitumen	95% Recent Replace Eviden Location : Throughou	_	2036 Area Affe	* * cted : 100%	10	\$19,600	
Skylight, Metal/Glass	5% Recent Replace Eviden Location : Throughou	_	2056 Area Affe	* * cted : 100%	10	\$3,400	
Interior							
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$6,200	
Cast in Place Concrete Ceramic Tile	20% Now Cracking/Crumbling, E Location: Throughou		2035	* *	5	\$5,700	
Vinyl Tile	25%		2026	\$123,900	3	\$7,100	
Vinyl Tile	40% Recent Installation, Ext Location : Throughou		2036	* *	3	\$8,600	
W.c 1			2041	* *		¢10.700	
Wood	10%		2041	Υ Ψ	5	\$10,700	

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

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

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

Asset #: 4457

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	20%			2035	* *	5	\$27,100		
Gypsum Board	60%			LIFE	* *	5	\$48,700		
Plaster	20%			LIFE	* *	5	\$8,100		
Ceilings									
Gypsum Board	100%	Now	\$28,700	LIFE	* *	5	\$69,400		
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Through	out						

Electrical	С	Current Repair		Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$200	
		ration, Extent : Moderate, A	Area Affe	ected : 100%			
		Electrical Room					
~	Explanation	: One 400 Amperes And T	wo 200 .	Amperes Main Dis	connect S	Switch	
Switchgear / Switchboard	1000/		2026	* *	_	#200	
Fused Disc Sw	100%		2036	* *	5	\$200	
Raceway	1000/		2026	* *	•		
Conduit	100%		2036	* *	1		
Panelboards	1000/		2024	* *	_	01.100	
Molded Case Bkrs	100%		2034	* *	5	\$1,400	
Wiring	1000/		2026	* *			
Thermoplastic	100%		2036	~ ~	1		
Motor Controllers	1000/		2021	* *	-	0.400	
Locally Mounted	100%		2031		5	\$400	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$800	
	10076		LIFE		3	\$800	
Lighting Interior Lighting							
Fluorescent	25%		2026	\$230,700	10	\$12,600	
Tuorescent		ation, Extent : Light, Area			10	\$12,000	
		Offices, Basement, Hallway					
		n : Using T-12 Lamps	ma sia	urway			
Incandescent	75%	i. Osing I 12 Eamps	2026	\$692,100	2	\$900	
	1370		2020	\$092,100		\$700	
Egress Lighting Emergency, Battery	50%		2026	\$27,000	10	\$6,600	
Exit, Service	50% 50%		2026	\$37,900 \$9,400		\$0,000	
	3070		2020	\$9,400	1		
Exterior Lighting HID	50%		2026	\$106,000	10	\$100	
	50% 50%		2026	\$106,000	10	\$100	
No Component	3070						

Alarm

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

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

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

Asset #: 4457

Electrical	Current R	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2031	* *	1	\$2,100	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2031	* *	1-3	\$10,200	

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2036	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2031	* *	1	\$27,200	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location : Boiler Room					
	Explanation: 5 Gas Fired Modu	lar Hot Water B	oiler -300,000 B1	u/hr Ea		
Distribution	1000/		ala ala		** - * *	
Hot Wtr Piping/Pump	100%	2034	* *	4	\$2,700	
Terminal Devices	1000/	2021	* *		4. - 000	
Convector/Radiator	100%	2031	* *	1	\$17,800	
Air Conditioning						
Energy Source	1000/	2042	* *	1		
Electricity	100%	2042	4. 4.	1		
Conversion Equipment Window/Wall Unit	250/	2021	¢27.400	1		
	25% 75%	2021	\$27,400	1		
No Component Ventilation	/5%					
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$30,700	
Exhaust Fans	10070	LIFE		2-3	\$30,700	
Roof	100%	2026	\$87,300	2	\$1,700	
Plumbing	10070	2020	\$67,300		\$1,700	
H/C Water Piping						
Galvanized Steel	100%	2031	* *	1		
Water Heater	10070	2031		-		
Gas Fired	100%	2024	\$32,100	2	\$800	
Gus I neu	Other Observation, Extent: Light,		•	_	φοσο	
	Location : Boiler Room	35				
	Explanation: 2 Units - A.O. Smi	th 100 Gallons E	Each			
Sanitary Piping	1					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping				· · · · · · · · · · · · · · · · · · ·		
Cast Iron	100%	LIFE	* *	1		

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

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

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

Asset #: 4457

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sump Pump(s)							
Non-Submersible	100%		2026	\$8,000	4	\$1,200	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2036	* *	1-2	\$800	

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

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : THIRD STREET SHELTER

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

Borough : MANHATTAN Agency's Number : N/A

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

Date of Survey : 27-Apr-2016 Landmark Status : NONE

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

Block : 458 Lot : 11 BIN : 1006546

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$462,500	\$148,100
Interior Architecture	\$638,400	\$755,400
Electrical	\$533,400	\$484,300
Mechanical	\$153,500	\$1,972,600
Total	\$1,787,800	\$3,360,300
Importance Code A	\$462,500	\$148,100
Importance Code B	\$1,325,300	\$3,212,300
Total	¢1 707 900	\$2 260 200

\$1,787,800	\$3,360,300
	\$1,787,800

Total	\$211,800	\$47,500	\$90,700	\$51,500
Importance Code C	\$32,200	\$1,200		
Importance Code B	\$131,600	\$39,400	\$83,500	\$44,700
Importance Code A	\$48,000	\$6,800	\$7,200	\$6,800
Total	\$211,800	\$47,500	\$90,700	\$51,500
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Mechanical	\$52,500	\$15,800	\$53,200	\$17,200
Electrical	\$41,300	\$10,100	\$17,000	\$6,300
Interior Architecture	\$59,100	\$3,800	\$2,600	\$10,200
Exterior Architecture	\$41,200		\$200	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 1956

Architecture	Current R	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	10% Now Cracking/Crumbling, Location: Througho		LIFE ea Affecte	* * ed : 10%	5	\$68,800	
Masonry: Brick	90% Now	\$244,100	LIFE	* *	5	\$79,300	
	Jnt Mortar Miss/Erod Location: Walls Fac Spalling, Extent: Moc Location: Walls Fac Worn/Eroded, Extent Location: Walls Fac	cing Courtyard, B lerate, Area Affec cing Courtyard, B : Moderate, Area	ulkhead ted : 20% ulkhead Affected .	í			
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Func Location : Through	_	2043 Area Affe	* * cted : 10%	5	\$1,700	
Steel	5% Now Corrosion/Rusting, Ex Location: Stairs Deteriorated Finish, I Location: Stairs Thermally Inefficient, Location: Stairs	Extent : Moderate,	Area Aff	ected : 50%	5	\$1,100	
Parapets							
Cast Stone/Terra Cotta	3%		LIFE	* *	5	\$1,500	
Masonry: Brick	70% Now Cracking/Crumbling, Location: Througho Jnt Mortar Miss/Erod Location: Througho	out , Extent : Light, A			5	\$4,500	
Metal Panel	2%		2047	* *	5	\$500	
Metal Rail	25%		2040	* *	5-10	\$28,700	
Roof					2 10	\$20,700	
Cast in Place Concrete	3%		LIFE	* *			
Modified Bitumen	92%		2032	* *	10	\$38,700	
Skylight, Plastic	5%		2040	* *	1		

Interior

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

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

Asset #: 1956

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors					
Cast in Place Concrete	10% Now \$21,700 Cracking/Crumbling, Extent: Modera Location: Storage Room In Basemer Uneven Surface, Extent: Moderate, A. Location: Storage Room In Basemer	nt rea Affected : 25%	5	\$22,400	
Ceramic Tile	5%	2036 **	5	\$5,100	
Quarry Tile	5% Now \$60,100 Broken/Missing Elements, Extent: Mo Location: Kitchen Cracking/Crumbling, Extent: Severe, Location: Kitchen Jnt Mortar Miss/Erod, Extent: Moder	Area Affected : 50%	5	\$3,800	
	Location : Kitchen				
Vinyl Tile	80% 0-2 \$71,100 Cracking/Crumbling, Extent : Light, A Location : Throughout	2027 \$710,600 rea Affected : 10%	3	\$30,700	
Interior Walls					
Ceramic Tile	5%	2036 **	5	\$2,500	
Gypsum Board	15%	LIFE **	5	\$4,400	
Plaster	80% Now \$32,200 Cracking/Crumbling, Extent: Light, A Location: Throughout Water Penetration, Extent: Light, Are Location: Throughout	rea Affected : 10%	5	\$11,800	
Ceilings	Location . Intoughout				
AcousTileSusp.Lay-In	10%	2040 **	5	\$10,200	
AcousTileSusp.Lay-In	5%	2032 **	5	\$5,100	
Exposed Concrete	10% Now \$67,200 Cracking/Crumbling, Extent: Modera Location: Boiler Room	LIFE **	5	\$1,600	
	Loose/Delam Surface, Extent : Modera Location : Boiler Room	ate, Area Affected : 20%			
Exposed Struc: Steel	5% Now \$440,100 Broken/Missing Elements, Extent: Sev Location: Space Below Ramp At We Corrosion/Rusting, Extent: Severe, An Location: Space Below Ramp At We	st Side ea Affected : 100%			
Plaster	70%	LIFE **	5	\$44,800	

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 1956

Electrical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate, Location : Electrical Room	2027 Area Affe	\$21,200 ected : 100%	5	\$300	
	Explanation : One 1600 Ampere Mair	ı Disconr	nect Switch			
Switchgear / Switchboard Fused Disc Sw	100%	2027	\$124,700	5	\$300	
Raceway						
Conduit	100%	2027	\$101,100	1		
Panelboards						
Fused Disc Sw	10%	2026	\$6,900	5	\$200	
Molded Case Bkrs	90%	2026	\$61,800	5	\$1,600	
Wiring Braided Cloth	20% 2-4 \$31,400	2052	* *	1		
	Insulation Aged, Extent : Moderate, Ard Location : Basement	ea Affecte	ed : 100%			
Thermoplastic	80%	2027	\$125,500	1		
Motor Controllers						
Locally Mounted	100%	2025	\$71,300	5	\$500	
Ground						
Grounding Devices	1000/		* *	_	#1 000	
Generic	100%	LIFE	* *	5	\$1,000	
Stand-by Power						
Transfer Switches Automatic	100%	2025	\$11,500	1	\$21,200	
Generators	10076	2023	\$11,500	1	\$21,200	
Diesel	100%	2023	\$90,000	1	\$26,600	
Diesei	Other Observation, Extent: Moderate, Location: Generator Room - Sub-bas Explanation: One 200 Kilowatt	Area Affe		1	\$20,000	
Batteries	-					
Lead/Acid	100%	2020	\$1,500	5	\$2,500	
Fuel Storage						
Day Tank	50%	2026	\$2,500	5	\$6,400	
	Other Observation, Extent: Moderate, Location: Sub-basement	Area Affe	ected : 100%			
	Explanation: One 50 Gallon Tank					
Main Tank	50% Other Observation, Extent: Moderate, Location: Sub-basement	2030 Area Affe	* * ected : 100%	5	\$1,000	
	Explanation: 275 GallonsTank					

Lighting

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

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

Asset #: 1956

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	88%	2032	* *	10	\$55,500	
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Throughout Th	e Building				
	Explanation: T-8 Lamps					
Fluorescent	2%	2032	* *	10	\$1,300	
	Other Observation, Extent :	Moderate, Area Affe	ected : 100%			
	Location : Throughout Th	e Building				
	Explanation : Compact Fi	luorescent Lamps				
Fluorescent	10%	2022	\$115,300	10	\$6,300	
	T-8 Lamps And Fixtures, E.	xtent : Moderate, Are			4 - 7	
	Location : Throughout Th	e Building				
Egress Lighting						
Emergency, Service	10%	2022	\$3,500	1		
Emergency, Service	50%	2032	* *	1		
Exit, Service	30%	2022	\$7,000	1		
Exit, Service	10%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$265,000	10	\$200	
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$5,100	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$8,700	

Mechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	Sstimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Fuel Oil No 2	100%			2037	* *	5	\$21,300	
	Other Obse	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Basement						
	Explanati	ion : Oil Tan	ks, 10,000 Galla	ns Each				
Conversion Equipment								
Steam Boiler	100%			2047	* *	1	\$68,100	
	Other Obse	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Sub-basem	ent					
	Explanati	ion: 3 Units						
Distribution								
Central Plant Steam	100%	Now	\$111,200	2037	* *	4	\$3,400	
Piping/Pmp								
-	Corroded,	Extent : Seve	ere, Area Affecte	d: 50%				
	Location	: Basement						

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

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

Asset #: 1956

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating								
Terminal Devices								
Convector/Radiator	100%			2025	\$351,800	1	\$22,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Int Pkg Unit -	15%			2025	\$209,600	2	\$600	
Heating/Cooling					. ,		·	
8	-		ent : Light, Area A And 4th Floor	ffected :	15%			
Window/Wall Unit	5%			2022	\$6,800	1		
	80%			2022	\$0,000	1		
No Component	ðU%							
Ventilation								
Distribution	100/			LIEE	* *	2.5	#2 000	
Ductwork/Diffusers	10%			LIFE	~ ~	2-5	\$3,800	
No Component	90%							
Exhaust Fans								
Roof	10%			2022	\$10,900	2	\$200	
Wall Unit	15%			2027	\$3,500	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2027	\$244,900	1		
Galvanized Steel	50%	Now	\$7,200	2025	\$144,200	1		
	Corroded,	Extent : Se	vere, Area Affecte	d: 20%				
	Location	: Sub-base	ment And Water M	l ain				
HW Heat Exchanger								
Steam Fired	100%			2027	\$104,700	4	\$6,800	
Sanitary Piping					. , ,		. , , ,	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			- LII L		-		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LIIL		1		
Non-Submersible	100%			2037	* *	4	\$2,200	
	10070			2037		4	\$2,200	
Backflow Preventer	1000/			2025	* *	1	¢4.200	
Generic	100%			2035	* *	1	\$4,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			xtent : Light, Area					
		: (1) S B, 1 ion : 3 Uni	B, 1-6 (1) B, 1-6	(1) SB	, 1			
Fire Suppression	-							
Standpipe								
Generic	100%			2027	\$273,900	1-5	\$34,700	

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

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

DEPT. OF HOMELESS SERVICES - 071 THIRD STREET SHELTER

Asset #: 1956

Mechanical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
Generic	100% Now	\$32,200	2027	\$643,500	1-2	\$16,700	
	Corroded, Extent: Se	vere, Area Affecte	d: 20%				
	Location: Basement						
Fire Pump							
Generic	100% Now	\$2,100	2023	\$42,300	1	\$11,600	
	Corroded, Extent: Se	Corroded, Extent: Severe, Area Affected: 10%					
	Location : Basement						
Chemical System							
Generic	100%		2025	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : UNIVERSITY AVE. FAMILY RESIDENCE

Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET

Borough : BRONX Agency's Number : FB26

Area Sq Ft : 65,000 Project Type : HOMELESS SERVICES
Date of Survey : 27-May-2015 Landmark Status : NONE

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

Block : 2527 Lot : 14 BIN : 2003496

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$578,800	\$631,800
Interior Architecture	\$539,200	\$189,000
Electrical		\$1,663,700
Mechanical	\$47,900	\$618,700
Total	\$1,165,800	\$3,103,100
Importance Code A	\$626,700	\$631,800
Importance Code B	\$347,000	\$2,396,900
Importance Code C	\$192,200	\$74,400
Total	\$1,165,800	\$3,103,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$50,500			
Interior Architecture	\$32,200	\$7,200	\$1,000	\$3,600
Electrical	\$3,200	\$3,000	\$2,500	\$3,200
Mechanical	\$4,500	\$16,500	\$15,600	\$8,300
Total	\$90,300	\$26,800	\$19,100	\$15,100
Importance Code A	\$50,500	\$3,400	\$3,200	\$3,200
Importance Code B	\$29,900	\$23,400	\$15,900	\$11,900
Importance Code C	\$9,900			
Total	\$90,300	\$26,800	\$19,100	\$15,100



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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

rchitecture	Current Repair	Future Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	5% Now \$5,300 Water Penetration, Extent: Moderate, Location: Bulkheads A And B	LIFE ** Area Affected : 10%	5	\$3,500	
Metal Panel	2% Now \$1,000 Deformed/Dented, Extent : Moderate, A Location : Throughout	2046 ** Area Affected : 10%	5	\$2,600	
Pre-Cast Concrete	3% Now \$7,000 Water Penetration, Extent : Moderate, Location : Throughout	LIFE ** Area Affected : 10%	5	\$6,800	
Stucco Cement	90% Now \$369,000 Cracking/Crumbling, Extent : Moderate Location : Throughout	2031 ** e, Area Affected : 20%	5	\$78,000	
Windows					
Aluminum	95% Now \$127,000 Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout	2042 ** ate, Area Affected : 10%	5	\$14,800	
Metal Clad	5% Now \$82,900 Bent/Warped Elements, Extent: Moder Location: Stairs Deteriorated Finish, Extent: Moderate Location: Stairs Thermally Inefficient, Extent: Moderat Location: Stairs	, Area Affected : 50%	5	\$4,900	
Parapets					
Pre-Cast Concrete	5% Now \$1,100 Jnt Mortar Miss/Erod, Extent: Modera Location: Coping Open Joints, Extent: Moderate, Area A Location: Coping		5	\$1,900	
Stucco Cement	95% Now \$30,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout		5	\$7,400	
Roof	050/	2026 0516 500	10	\$27.200	
Modified Bitumen	95% Other Observation, Extent: Moderate, Location: Throughout Explanation: Work In Progress	2026 \$516,500 Area Affected : 66%	10	\$37,300	
Skylight, Metal/Glass	5% Now \$5,900 Repairs in Progress, Extent: Light, Are Location: Throughout Water Penetration, Extent: Moderate, Location: Stairs A And C				

Interior

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

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	2%			2025	\$25,300	3	\$2,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$10,600	
Ceramic Tile	10%		\$9,600	2035	* *	5	\$4,900	
	_		Extent : Moderate troom On First Flo		ffected : 25%			
Vinyl Tile	30%	Now	\$12,700	2031	* *	3	\$10,900	
		Crumbling, 1: Through	Extent : Moderate out	, Area Ą	ffected : 10%			
Wood	53%	0-2	\$347,000	2041	* *	5	\$48,300	
		ted Finish, 1 : Through	Extent : Moderate, out	Area Af	fected : 30%			
Interior Walls								
Ceramic Tile		Now	\$139,700	2041	* *	5	\$2,500	
			ents, Extent : Seve nt Cooridor	re, Area	Affected : 25%			
		lam Surface 1 : Basemen	e, Extent : Severe, A nt	Area Affe	ected : 10%			
Ceramic Tile	8%			2035	* *	5	\$19,800	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,000	
Gypsum Board	50%	Now	\$52,500	LIFE	* *	5	\$74,400	
71	_	Crumbling, 1: Through	Extent : Moderate out	, Area A	ffected : 10%			
Plaster	35%			LIFE	* *	5	\$26,000	
Ceilings								
AcousTileSusp.Lay-In	15%			2031	* *	5	\$14,500	
Exposed Concrete	5%			LIFE	* *	5	\$800	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	55%			LIFE	* *	5	\$66,300	
Plaster	20%			LIFE	* *	5	\$12,000	

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	40%	2036	* *	5	\$100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected :	100%			
	Explanation: One 1200a Main Disco	nnect Switch Fo	or House			
Fused Disc Sw	60%	2036	* *	5	\$200	
	Other Observation, Extent: Moderate,	Noderate, Area Affected : 100%				
	Location : Electrical Room					
	Explanation: One 800a Main Discon	nect Switch Foi	Unit Aparti	nent		

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Electrical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$300	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Fused Disc Sw	5%	2034	* *	5	\$100	
Molded Case Bkrs	95%	2034	* *	5	\$1,600	
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,000	
Lighting						
Interior Lighting	- 00/	• • • •			4.000	
Fluorescent	50%	2026	\$545,300	10	\$29,800	
	Compact Fluorescent Light, Exte Location : Apartment Units	nt : Moderate, Ared	a Affected : 100	1%		
Fluorescent	10%	2026	\$109,100	10	\$6,000	
	T-9 Lamps And Fixtures, Extent . Location : Apartment Units	: Moderate, Area A				
Fluorescent	40%	2026	\$436,200	10	\$23,800	
	Other Observation, Extent : Mod	lerate, Area Affecte	d: 100%			
	Location : Staircases, Hallway,	Offices And Basen	nent			
	Explanation: T12 Lamps					
Egress Lighting	-					
Emergency, Battery	50%	2026	\$44,700	10	\$7,800	
Exit, Service	50%	2026	\$11,100	1		
Exterior Lighting						
HID	50%	2026	\$125,300	10	\$100	
No Component	50%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$7,300	
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	2026	\$343,500	1-3	\$20,600	

Mechanical	C	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2046	* *	1		

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	1000/ 37	Φ4 7 .000	2021	* *	1	#20.000	
Hot Water Boiler	100% Nov	. ,	2031		1	\$28,900	
		Extent : Severe, Area A er#4 And 5 Not Workin	-				
		er#4 Ana 5 Not Workin on, Extent : Light, Area	_				
	Location : Base	_	Ајјестеи	. 100%			
		meni 1 Hydrotherm Units, 4	Are Use	d To Sunnly Dome	stic Hot	Water	
Distribution	Ехрининон . 1	1 11yaromerm Onus, 4	Are Use	и 10 зирріу Доте.	siic Hoi	water	
Hot Wtr Piping/Pump	100%		2034	* *	4	\$3,200	
Terminal Devices	10070		203.		•	ψ3,200	
Convector/Radiator	100%		2031	* *	1	\$21,000	
Air Conditioning	-00/0					4-1,000	
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Interior Pkg Unit -	25%		2024	\$580,800	2	\$1,000	
Cooling							
No Component	75%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$36,200	
Exhaust Fans							
Interior	20%		2031	* *	2	\$400	
Roof	80%		2031	* *	2	\$1,600	
Plumbing							
H/C Water Piping	1000/		2021	* *			
Galvanized Steel	100%		2031	~ ~	1		
Water Heater	1000/		2024	\$27,000	2	\$000	
Gas Fired	100%		2024	\$37,900	2	\$900	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Storm Drain Piping	100%		LIEE	* *	1		
Cast Iron Sump Pump(s)	10070		LIFE		1		
Non-Submersible	100%		2031	* *	4	\$1,400	
Backflow Preventer	10070		2031			Ψ1,400	
Generic	100%		2031	* *	1	\$4,000	
Fixtures	10070		2031		1	ψ-r,υυυ	
Generic	100%						
Concilo		s, Extent : Severe, Area	Affected	d : 100%			
	Location : Thro		33				
Fire Suppression		<u> </u>					
Standpipe							
Generic	100%		2046	* *	1-5	\$32,800	
Sprinkler	= = = = = = = = = = = = = = = =					7,000	
No Component	95%						
Generic	5%		2046	* *	1-2	\$900	

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

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

DEPT. OF HOMELESS SERVICES - 071 UNIVERSITY AVE. FAMILY RESIDENCE

Asset #: 4449

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System Generic	100%	2024	\$26,700	1-3	\$3,700	

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

Print Date: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : URBAN FAMILY CENTER

Address : 130 BARUCH PLACE @ E. HOUSTON ST

Borough : MANHATTAN Agency's Number : FM07
Program / Asset # : DHS0073.000 / 4445 Yr Built/Renovated : 1941 / 2015

Area Sq Ft : 91,283 Project Type : HOMELESS SERVICES

Date of Survey : 09-Jun-2015 Landmark Status : NONE

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

Block : 325 Lot : 1 BIN : 1077594

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,796,300	\$314,900
Interior Architecture	\$320,500	\$1,300,100
Electrical	\$121,400	\$669,200
Mechanical	\$129,200	\$2,059,500
Total	\$2,367,400	\$4,343,800
Importance Code A	\$1,796,300	\$352,700
Importance Code B	\$414,200	\$3,840,400
Importance Code C	\$156,900	\$150,700
Total	\$2,367,400	\$4,343,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,200			
Interior Architecture	\$34,300			\$14,500
Electrical	\$27,400	\$24,700	\$800	\$1,000
Mechanical	\$16,300	\$24,500	\$21,800	\$13,100
Total	\$98,100	\$49,200	\$22,600	\$28,600
Importance Code A	\$29,300	\$9,200	\$9,000	\$9,000
Importance Code B	\$68,900	\$39,900	\$13,500	\$19,500
Importance Code C				
Total	\$98,100	\$49,200	\$22,600	\$28,600



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

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

Asset #: 4445

chitecture	Current Repair	Future Replacement	Maintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5% Now \$174,300 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** e, Area Affected : 10%	5	\$37,900	
Cast Stone/Terra Cotta	5% Now \$328,200 Cracking/Crumbling, Extent: Moderate Location: Hroughout Diagonal Cracks, Extent: Moderate, A Location: Throughout		5	\$59,200	
Masonry: Brick	5% Now \$233,100 Diagonal Cracks, Extent: Moderate, A Location: Bulkheads	-	5	\$7,600	1
	Horizontal Cracks, Extent : Severe, Are Location : Bulkheads Jnt Mortar Miss/Erod, Extent : Severe, Location : Bulkheads Worn/Eroded, Extent : Severe, Area Afj Location : Bulkheads	Area Affected : 100%			
Masonry: Brick	75% Now \$699,400 Cracking/Crumbling, Extent: Moderate Location: Throughout Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout Loose Units, Extent: Severe, Area Affect Location: Throughout	te, Area Affected : 40%	5	\$113,600	1
Pre-Cast Concrete	5% Now \$12,800 Cracking/Crumbling, Extent: Light, Ar Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Window Sills		5	\$24,600	
Stucco Cement	5% Now \$44,800 Loose/Delam Surface, Extent : Modera Location : Throughout South Facade	2031 ** te, Area Affected : 30%	5	\$9,500	
Windows					
Aluminum	95% Now \$231,700 Air Infiltration, Extent : Moderate, Area Location : Throughout		5	\$9,000	
	Broken/Missing Elements, Extent: Mod Location: Throughout Ctrwt/Balnc Not Funct, Extent: Moder Location: Throughout				
Metal Louvers	5% 0-2 \$2,900 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2035 ** Affected : 10%			

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

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

Asset #: 4445

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets	1000/ 31 04.500	2021 **	-	Ф2 <u>с</u> 200	
Metal: Cage/Fence	100% Now \$4,500 Broken/Missing Elements, Extent: Mod Location: Throughout	2031	5	\$36,200	
Roof					
Modified Bitumen	97% Recent Installation, Extent: Light, Area Location: Throughout	2036 ** a Affected : 100%	10	\$60,600	
Skylight, Metal/Glass	3% Now \$84,700 Corrosion/Rusting, Extent: Moderate, Location: Bulkheads, Throughout Glazing Broken/Cracked, Extent: Mod Location: Bulkheads, Throughout Water Penetration, Extent: Moderate, Location: Bulkheads, Throughout	lerate, Area Affected : 10%			
Interior					
Floors	50/	1100 **	_	Ф1.4.000	
Cast in Place Concrete Ceramic Tile	5% 10% Now \$53,900 Cracking/Crumbling, Extent : Moderat Location : Throughout	2035 **	5 5	\$14,900 \$6,800	
Vinyl Tile	85% 0-2 \$50,300 Cracking/Crumbling, Extent : Light, An Location : Throughout	2026 \$1,005,500 rea Affected : 5%	3	\$43,500	
Interior Walls					
Ceramic Tile	5% Now \$50,500 Broken/Missing Elements, Extent: Mod Location: Throughout	2035 ** derate, Area Affected : 20%	5	\$9,000	
Gypsum Board	70% Now \$106,300 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 10%	5	\$150,700	
Plaster	25%	LIFE **	5	\$26,900	
Ceilings					
Gypsum Board	90% 0-2 \$59,400 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 10%	5	\$143,800	
Plaster	10% Now \$34,300 Cracking/Crumbling, Extent: Moderat Location: Bulkheads Water Penetration, Extent: Moderate, Location: Bulkheads		5	\$8,000	

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

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

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

Asset #: 4445

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment	1000/			2026	¢27.000	~	Ф 400	
Fused Disc Sw	100%	amation F	xtent : Moderate, A	2026	\$37,800	5	\$400	
		ervanon, E. : Electrica		<i>агеа Аује</i>	eciea . 100%			
			300 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	- T		T					
Fused Disc Sw	100%			2026	\$124,700	5	\$400	
Raceway								
Conduit	15%			2036	* *	1		
Conduit	85%			2026	\$85,900	1		
Panelboards								
Fused Disc Sw	5%			2034	* *	5	\$100	
Fused Disc Sw	10%			2025	\$9,200	5	\$200	
Molded Case Bkrs	15%			2034	**	5	\$400	
Molded Case Bkrs	70%			2025	\$64,100	5	\$1,700	
Wiring	100/	2-4	¢15 700	2051	* *	1		
Braided Cloth	10%		\$15,700 nt : Moderate, Are	2051		1		
		: Basemen		a rijjecie	. 10070			
Themsenlegtic	40%	· zasemen	*	2036	* *	1		
Thermoplastic Thermoplastic	50%			2026	\$78,500	1		
Motor Controllers	3070			2020	\$76,500	1		
Locally Mounted	30%			2031	* *	5	\$200	
Locally Mounted	70%			2024	\$133,600	5	\$400	
Ground					· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	* *	5	\$1,300	
			xtent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
-	Explana	ion : Corre	oded					
Lighting								
Interior Lighting Fluorescent	100%			2031	* *	10	\$83,700	
Puolescent		ervation E	xtent · Moderate		ected · 100%	10	\$65,700	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout							
		_	T8 Lamps					
Egress Lighting			•					
Emergency, Battery	30%			2021	\$37,700	10	\$6,600	
Emergency, Battery	20%			2031	* *	10	\$4,400	
Exit, Service	40%			2021	\$12,400	1		
Exit, Service	10%			2034	* *	1		
Alarm								
Fire/Smoke Detection	0.507							
No Component	85%			2026	¢144700	1.2	40.700	
Generic, Analog	15%			2026	\$144,700	1-3	\$8,700	

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

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

Asset #: 4445

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source							
Interruptible Gas/Dual Fuel	100%	?	2036	* *	1		
	Not in Service, Extent : Moderate, Area Affected : 100% Location : Basement Vault, Fuel Tank And Fuel Delivery System Were Damaged During Huricane Sandy, The Facility Presently Operates On Temporary Fuel Source						
Conversion Equipment							
Steam Boiler	100%		2031	* *	1	\$90,400	
	Damaged, Extent: Severe, Area Affected: 100% Location: Equipment Damaged During Hurricane Sandy, The Facility Presently Operates On A Temporary Heating System. Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 2 Units						
Distribution	1						
Central Plant Steam Piping/Pmp	100%	:	2026	\$1,476,800	4	\$4,500	
1 8 1	On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout						
Terminal Devices							
Convector/Radiator	95% On Extended Life, Exten Location : Throughout	nt : Severe, Area A	2024 ffected :	\$443,800 : 100%	1	\$28,000	
Fan Coil Unit/Heat	5%		2021	\$65,300	1	\$1,500	
Air Conditioning				+ ,		 	
Energy Source							
Electricity	100%	·	2042	* *	1		
Conversion Equipment							
Window/Wall Unit	10%	2	2024	\$18,200	1		
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	20%]	LIFE	* *	2-5	\$10,200	
No Component	80%						
Exhaust Fans							
Roof	10%	2	2026	\$14,500	2	\$300	
No Component	90%						
Plumbing							
H/C Water Piping	1000/		2025	an ·			
Brass/Copper	100%		2036	* *	1		
HW Heat Exchanger Steam Fired	100%		2026	\$139,000	4	\$9,000	
	Not in Service, Extent:						
	Location : Basement, I	Equipment Was Do	amaged	During Hurrican	e Sandy		

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

Mechanical		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	90%			LIFE	* *	1		
		ed Life, Exte : Througho	ent : Severe, Area ut	Affected	: 100%			
Cast Iron	10%	0-2	\$63,900	LIFE	* *	1		
	_		vere, Area Affecte ut Residence Batl		; Defective Bath Tub	e Triple .	Lever Valves	
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
	On Extend	ed Life, Exte	ent : Moderate, A	rea Affec	ted : 100%			
	Location	: Througho	ut					
Sump Pump(s)								
Non-Submersible	20%	0-2	\$2,700	2036	* *	4	\$400	
	Malfunctioning, Extent: Moderate, Area Affected: 50%							
	Location	: Basement	, 4 Of 8 Defective	Pumps				
Non-Submersible	80%			2021	\$10,600	4	\$2,300	
Backflow Preventer					•		•	
Generic	100%			2026	\$22,200	1	\$5,600	
Fixtures					•		•	
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2036	* *	1-2	\$7,700	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 **DEPT. OF HOMELESS SERVICES - FY 2019**

Asset Name : WAYSIDE MAC DONOUGH RESIDENCE / (2 BUILDINGS)

Address : 771-775 MAC DONOUGH STREET

Borough : BROOKLYN Agency's Number : FK25
Program / Asset # : DHS0086.000 / 4458 Yr Built/Renovated : 1923 / 1990

Area Sq Ft : 45,000 Project Type : HOMELESS SERVICES

Date of Survey : 03-Jun-2015 Landmark Status : NONE

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

Block : 1498 Lot : 53 BIN : 3040227

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$166,300
Interior Architecture		\$72,600
Electrical		\$490,700
Mechanical		\$71,400
Total		\$801,000
Importance Code A		\$166,300
Importance Code B		\$597,500
Importance Code C		\$37,200
Total		\$801,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,400	\$2,700	\$2,500	
Interior Architecture	\$17,000		\$1,200	
Electrical	\$1,000	\$1,100	\$1,300	\$900
Mechanical	\$17,100	\$26,200	\$6,900	\$3,800
Total	\$54,500	\$29,900	\$12,000	\$4,700
Importance Code A	\$21,600	\$5,000	\$4,800	\$2,200
Importance Code B	\$22,600	\$25,000	\$7,200	\$2,500
Importance Code C	\$10,300			
Total	\$54,500	\$29,900	\$12,000	\$4,700



Maintenance \$ are aggregated over a ten-year period. Site specific 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	50/	M	¢2 000	LIEE	* *	5	\$000	
Masonry: Brick	Cracking/C Location Spalling, E	: Chimney	derate, Area Affect		ed : 5%	5	\$900	
Masonry: Brick	85%			LIFE	* *	5	\$15,200	
Metal Panel	5%			2046	* *	5-10	\$6,200	
Pre-Cast Concrete	Cracking/C Location Jnt Mortar	: South Fa	l, Extent : Moderai	-		5	\$2,900	
Windows	Zocamon							
Aluminum	95%			2042	* *	5	\$5,100	
Metal Clad	5%			2034	* *	5	\$1,700	
Parapets								
Cast Stone/Terra Cotta			\$3,300 l, Extent : Moderat	LIFE e, Area A	* * Affected : 50%	5	\$2,000	
Masonry: Brick	Location	: Interior	Extent : Light, Area Face And Areaway o On Brick		* * : 100%	5	\$3,000	
Masonry: Brick	Cracking/C	Now Crumbling, : Through	\$6,000 Extent : Moderate out	LIFE , Area A <u>j</u>	* * fected : 20%	5	\$1,000	
Metal Panel	10%			2046	* *	5	\$2,000	
Metal Rail	Corrosion/	Now Rusting, E : South Fa	\$700 xtent : Moderate, A cade	2031 Area Affe	* * cted : 25%	5	\$1,800	
Roof								
Modified Bitumen Skylight, Metal/Glass	Location	: Bulkhead	\$3,700 ings, Extent : Mod l xtent : Light, Area			10	\$12,000	
		: Bulkhead	_					
Interior Floors								
Carpet	5%			2025	\$21,700	3	\$2,500	
Ceramic Tile	40%			2035	* *	5	\$13,300	
Vinyl Tile	10%			2031	* *	3	\$1,200	
Wood	45%			2054	* *	5	\$28,100	

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

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

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

Asset #: 4458

Architecture	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Interior Walls						
Ceramic Tile	25%	2035	* *	5	\$20,700	
Gypsum Board	75%	LIFE	* *	5	\$37,200	
Ceilings						
Gypsum Board	85%	LIFE	* *	5	\$35,400	
Plaster	15%	LIFE	* *	5	\$3,100	

Electrical	Cu	rrent Repair	Future Replacemen		ent Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	* *	5	\$200	
	Other Observa	tion, Extent : Moderate,	Area Affe	cted : 100%			
		ectrical Room					
	Explanation :	One 400 Amperes And	Two 200 A	Amperes Main Dis	connect S	Switch	
Switchgear / Switchboard							
Fused Disc Sw	100%		2036	* *	5	\$200	
Raceway							
Conduit	95%		2036	* *	1		
Conduit	5%		2046	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5	\$100	
Molded Case Bkrs	95%		2034	* *	5	\$1,100	
Wiring							
Thermoplastic	95%		2036	* *	1		
Thermoplastic	5%		2046	**	1		
Ground							
Grounding Devices	1000/			* *	_		
Generic	100%		LIFE	* *	5	\$700	
ighting							
Interior Lighting	50/		2026	#25 5 00	1.0	#2.1 00	
Fluorescent	5%		2026	\$37,700	10	\$2,100	
		tion, Extent : Light, Area	і Ађестеа	: 100%			
		roughout The Building					
	Explanation:	1-12 Lamps				****	
Fluorescent	35%		2034	**	10	\$14,400	
	_	l Fixtures, Extent : Mode	rate, Arec	ı Affected : 100%			
	Location : Th	roughout The Building					
Incandescent	60%		2026	\$453,000	2	\$600	
Egress Lighting							
Emergency, Battery	50%		2026	\$31,000	10	\$5,400	
Exit, Service	50%		2026	\$7,700	1		
Exterior Lighting							
LED	50%		2036	* *			
No Component	50%						

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

Electrical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	90%					
Generic	10%	2034	* *	1	\$1,700	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$8,300	

% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2046	* *	1		
				1	\$22,300	
		Affected	! : 100%			
Explanat	ion : 3 Gas Fired Modular H	ot Water	Boilers, Hydrothe	rm-720,0	000 Btu/hr	
100%		2034	* *	4	\$2,200	
100%		2031	* *	1	\$14,500	
100%		2042	* *	1		
25%		2021	\$22,400	1		
75%						
50%		LIFE	* *	2-5	\$12,500	
50%						
100%		2026	\$71,400	2	\$1,400	
			·		•	
100%		2036	* *	1		
50%		2025	\$13,100	2	\$300	
Recent Ins	tallation, Extent : Light, Area	Affectea			,	
	_					
	<u> </u>			2	\$300	
	. , . ,		φ15,100	2	ψ500	
	,					
100%		LIFE	* *	1		
	100% 100% 100% 100% 100% 100% 100% 100% 50% 100% 100% Location 50% Corroded,	100% 100% Other Observation, Extent: Light, Area Location: Boiler Room Explanation: 3 Gas Fired Modular H 100% 100% 100% 25% 75% 50% 50% 100% Recent Installation, Extent: Light, Area Location: Basement, One Newly Installation Corroded, Extent: Severe, Area Affecte Location: Basement, Deteriorated University of the Corroded Control of the Corroded Control of the Corroded Control of the Corroded Corroded Control of the Corroded Corroded Corroded Control of the Corroded	100% 2046 100% 2031 Other Observation, Extent: Light, Area Affected Location: Boiler Room Explanation: 3 Gas Fired Modular Hot Water 100% 2034 100% 2031 100% 2042 25% 2021 75% LIFE 50% LIFE 50% 2026 100% 2036 50% 2025 Recent Installation, Extent: Light, Area Affected Location: Basement, One Newly Installed Unit 50% 0-2 \$13,100 2026 Corroded, Extent: Severe, Area Affected: 50% Location: Basement, Deteriorated Unit	100% 2031 ** 100% 2031 ** Other Observation, Extent: Light, Area Affected: 100% Location: Boiler Room Explanation: 3 Gas Fired Modular Hot Water Boilers, Hydrothe. 100% 2034 ** 100% 2031 ** 100% 2042 ** 25% 2021 \$22,400 75% 50% LIFE ** 50% LIFE ** 50% 2026 \$71,400 100% 2036 ** Location: Basement, One Newly Installed Unit 50% 0-2 \$13,100 2026 \$13,100 Corroded, Extent: Severe, Area Affected: 50% Location: Basement, Deteriorated Unit Easterneystate 50% Location: Basement, Deteriorated Unit Eastern	100% 2046 ** 1	100% 2046 ** 1

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

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

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

Mechanical	Current Repair	Future Replace	ement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	99%					
Generic	1%	2036	* *	1-2	\$100	
	Other Observation, Extent .	: Light, Area Affected : 1%				
	Location: Laundry Room					
	Explanation: One Sprink	ler Head Observed In Laundry	Room			

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : WEBSTER AVENUE SRO

Address : 1075 WEBSTER AVENUE @E. 166 STREET

Borough : BRONX Agency's Number : SR01
Program / Asset # : DHS0079.000 / 4451 Yr Built/Renovated : 1991 /

Area Sq Ft : 57,913 Project Type : HOMELESS SERVICES

Date of Survey : 28-Apr-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9

Block : 2425 Lot : 20 BIN : 2102353

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$194,200
Interior Architecture	\$76,600	\$88,300
Electrical		\$2,003,800
Mechanical	\$234,900	\$1,076,900
Total	\$311,500	\$3,363,300
Importance Code A		\$407,600
Importance Code B	\$311,500	\$2,955,600
Total	\$311,500	\$3,363,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,500	\$400	\$14,400	
Interior Architecture	\$3,800		\$13,200	\$1,100
Electrical	\$11,600	\$9,700	\$7,900	\$9,000
Mechanical	\$34,500	\$61,800	\$17,800	\$8,900
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$89,200	\$89,700	\$71,200	\$36,800
Importance Code A	\$24,400	\$3,400	\$17,300	\$2,900
Importance Code B	\$63,200	\$86,300	\$53,900	\$33,900
Importance Code C	\$1,600			
Total	\$89,200	\$89,700	\$71,200	\$36,800



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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Asset #: 4451

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	\$27,600	
Masonry: Brick Cavity	95%			LIFE	* *	5	\$104,800	
Windows								
Aluminum	100%			2042	* *	5	\$28,900	
Parapets						_		
Masonry: Brick Cavity	75%			LIFE	* *	5	\$3,400	
Metal Panel	5%	3.7	Φ2 (00	2046	* *	5	\$900	
Metal: Cage/Fence	20%		\$3,600	2031		5	\$2,900	
		_	Extent : Moderate, A	Area Affe	cted: 25%			
		i : Through		A A (C4-1-250/			
		tea Finisn, i : Through	Extent : Moderate, out	Агеа АД	rectea : 25%			
Roof								
IRMA/Protected Membrane	80%	Now	\$17,900	2026	\$89,400			
Weinstane		aged Flash i : Main Ro	ings, Extent : Mod	erate, Ar	rea Affected : 25%			
Metal Panel	15%			2039	* *	10	\$3,800	
Skylight, Metal/Glass	5%			2046	* *	10	\$2,300	
Interior								
Floors	4 = 0 /				44=4 <00	_	440.000	
Carpet	15%			2025	\$172,600	3	\$19,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$19,300	
Ceramic Tile	5%			2035	* *	5	\$4,400	
Vinyl Tile	60%	2.4	Φ 7	2031	* *	3	\$19,900	
Vinyl Tile	_		\$76,600 Extent : Moderate	2036 , Area Ą	* * ffected : 25%	3	\$3,300	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	ı : Pavillior	1					
Interior Walls	50/			2025	* *	_	#2.20 0	
Ceramic Tile	5%			2035	* *	5	\$3,300	
Glass: Single Pane	10% 85%			LIFE	**	5 5	\$4,900 \$33,200	
Gypsum Board	83%			LIFE	-1- W	3	\$33,200	
Ceilings AcousTileSusp.Lay-In	20%			2039	* *	5	\$17,700	
Gypsum Board	20% 80%			LIFE	* *	5 5	\$88,300	
Gypsuiii board	80%			LIFE		3	\$00,300	

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

Under 600 Volts

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Asset #: 4451

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : A Location : Electrical Room Explanation : Main Service			5	\$200	
Switchgear / Switchboard						
Fused Disc Sw Molded Case Bkrs	90% 10%	2036 2036	* *	5 5	\$200 \$200	
Raceway Conduit	100%	2036	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2034 2034	* *	5 5	\$100 \$1,400	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers Locally Mounted	100%	2031	* *	5	\$400	
Ground Grounding Devices Generic Stand-by Power	100%	LIFE	* *	5	\$900	
Transfer Switches Automatic	100%	2031	* *	1	\$17,800	
Generators Diesel	100% Other Observation, Extent: Location: Roof Explanation: Emergency O			1	\$22,400	
Batteries	Explanation : Emergency C	senerator Katea At 250ki	<u>w</u>			
Lead/Acid	100%	2020	\$1,500	5	\$2,100	
Fuel Storage Day Tank	50% Other Observation, Extent: Location: Roof	2034 Moderate, Area Affected	* * : 100%	5	\$5,400	
Main Tank	Explanation: No Available 50% Other Observation, Extent: Location: Basement Explanation: 1000 Gallon.	2041 Moderate, Area Affected	**	5	\$900	
Lighting Interior Lighting Fluorescent	95% T-8 Lamps And Fixtures, Ext Location: Throughout The	2026 ent : Moderate, Area Aff	\$923,000 fected : 100%	10	\$50,500	
Fluorescent	5% Compact Fluorescent Light, Location: Hallways	2026	\$48,600 Affected : 100	10	\$2,700	

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

Asset #: 4451

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Service	50%		2026	\$14,500	1		
Exit, Service	50%		2026	\$9,800	1		
Exterior Lighting							
HID	100%		2026	\$223,200	10	\$200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2041	* *	5	\$1,700	
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$53,600	1	\$6,500	
	Other Observation, Ex	ctent : Moderate, A	rea Affe	ected : 100%			
	Location: Hallways	And Outside					
	Explanation: CCTV	Surveillance Cam	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2026	\$612,100	1-3	\$36,800	
	Other Observation, Ex	ctent : Moderate, A	rea Affe	ected : 100%			
	Location : Througho	ut The Building					
	Explanation: Strobe	Lights, Smoke De	tectors,	Manual Pull Statio	ons, Horn	is And Alarm Bells	

Mechanical	Current Repair	Future	Replacement	М				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating								
Energy Source								
Interruptible Gas/Dual	100%	2046	* *	1				
Fuel								
Conversion Equipment								
Hot Water Boiler	50%	2039	* *	1	\$14,300			
	Other Observation, Extent : Light, Area	a Affected :	50%					
	Location: Basement Boiler Room							
	Explanation: 1 Unit							
Hot Water Boiler	50%	2024	\$213,400	1	\$14,300			
	Other Observation, Extent: Light, Area Affected: 50%							
	Location : Basement Boiler Room							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%	2042	* *	4	\$2,900			

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Asset #: 4451

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating								
Terminal Devices								
Air Handler	10%			2031	* *	1	\$3,600	
Convector/Radiator	90%	Now	\$26,700	2031	* *	1	\$15,100	
			t : Moderate, Area		: 20%			
			r Pavilion And Offi					
			Extent : Moderate, I	Area Affe	ected : 10%			
		: Pavilion						
	Explana	tion : There	e Is No Heat At All	In 1st Fl	!. Pavilion			
Air Conditioning								
Energy Source	1000/			20.42	* *			
Electricity	100%			2042	* *	1		
Conversion Equipment	4007	N	Φ1.67.600	2027	ФС 27 ОСС	2	#1 100	
Interior Pkg Unit -	40%	Now	\$165,600	2027	\$827,900	2	\$1,100	
Cooling	Martin Cam		4 . M. J	A CC 4 - 1	. 200/			
		vice, Exten : Various	t : Moderate, Area	Ајјестеа	: 30%			
					400/			
			tent : Light, Area A	ујестеа :	40%			
			Units, Various		4. 4.			
Ext Pkg Unit -	10%	Now	\$69,300	2036	* *	2	\$300	
Heating/Cooling	47 7	1 : D1	F G	A CC	. 1 100/			
			Extent : Severe, A	rea Affec	ted : 10%			
			Lower Roof		100/			
	-	_	tent : Light, Area A Lower Roof	ујестеа .	1070			
**** 1		. 2 Uniis, .	Lower Rooj	2021	011 500			
Window/Wall Unit	10%			2021	\$11,500	1		
No Component	40%							
Ventilation								
Distribution 1/Disc	1000/			LIPP	* *	2.5	#22.200	
Ductwork/Diffusers	100%			LIFE	~ ~	2-5	\$32,300	
Exhaust Fans	200/			2021	* *	2	# 400	
Interior	20%			2031	* *	2	\$400	
Roof	80%			2031			\$1,400	
lumbing								
H/C Water Piping	1000/			2026	* *	1		
Brass/Copper	100%			2036	-1- A	1		
Water Heater Gas Fired	1000/			2021	¢22 000	2	\$000	
	100%			2021	\$33,800	2	\$800	
Sanitary Piping	1000/			LIEE	* *	1		
Cost Inc.	100%			LIFE	-1- A	1		
Cast Iron								
Storm Drain Piping	1000/			LIDD	ታ	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron Sump Pump(s)							ф1 200	
Storm Drain Piping Cast Iron Sump Pump(s) Non-Submersible	100%			2026	* * \$8,400	4	\$1,200	
Storm Drain Piping Cast Iron Sump Pump(s)							\$1,200	

Vertical Transport

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

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

DEPT. OF HOMELESS SERVICES - 071 WEBSTER AVENUE SRO

Mechanical	Current Repai	r Future	Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: Basement To	9th Floor				
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$29,200	
Sprinkler						
Generic	100%	2046	* *	1-2	\$16,200	
Fire Pump						
Generic	100%	2029	\$35,600	1	\$10,800	
Chemical System		_		•		•
Generic	100%	2025	\$26,700	1-3	\$3,700	

Maintenance \$ are aggregated over a 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: 19-Sep-2018 DEPT. OF HOMELESS SERVICES - FY 2019

Asset Name : WILLOW AVENUE MENS SHELTER

Address : 781 EAST 135TH STREET @WILLOW AVENUE

Borough : BRONX Agency's Number : HX010
Program / Asset # : DHS0075.000 / 4447 Yr Built/Renovated : 1886 / 2014

Area Sq Ft : 29,000 Project Type : HOMELESS SERVICES

Date of Survey : 27-May-2015 Landmark Status : NONE

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

Block : 2587 Lot : 1 BIN : 2003989

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$199,300	\$177,800
Interior Architecture	\$1,027,800	\$196,900
Electrical	\$428,200	\$142,000
Mechanical		\$263,200
Total	\$1,655,200	\$779,900
Importance Code A	\$199,300	\$177,800
Importance Code B	\$1,393,300	\$538,800
Importance Code C	\$62,600	\$63,300
Total	\$1,655,200	\$779,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,500			
Interior Architecture	\$26,900	\$1,000		\$1,300
Electrical	\$21,700	\$45,700	\$1,400	\$1,100
Mechanical	\$5,000	\$28,300	\$5,700	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,000	\$79,000	\$11,100	\$11,200
Importance Code A	\$37,300	\$2,900	\$2,900	\$2,900
Importance Code B	\$54,700	\$76,000	\$8,200	\$8,300
Importance Code C				
Total	\$92,000	\$79,000	\$11,100	\$11,200



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

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

Asset #: 4447

rchitecture	Cu	rrent Re	pair	Futur	e Replacement	М	aintenance	
rstem Component Type	, , , , , , , , , , , , , , , , , , , ,	Date l	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$4,500	
	Recent Repair . Location : Th		Extent : Light, A ıt	rea Affeo	cted : 66%			
Masonry: Brick	98%			LIFE	* *	5	\$44,100	
	Recent Repair . Location : Th		Extent : Light, A ıt	rea Affeo	cted : 66%			
Windows								
Aluminum	95% No	ow	\$138,700	2034	* *	5	\$5,400	
	Ctrwt/Balnc No Location : Th		, Extent : Modera it	te, Area	Affected : 70%			
Wood	5% No	ow	\$16,300	2051	* *	5	\$2,800	
	Deteriorated F	inish, E	xtent : Moderate,	Area Afj	fected : 25%			
	Location : Ba	sement						
	Thermally Ineff Location : Ba		Extent : Moderate	, Area Ą	ffected : 100%			
	Split/Cracked,	Extent :	Moderate, Area	Affected	: 50%			
	Location : Ba	sement						
Parapets								
Metal Rail	100%			2039	* *	5-10	\$133,700	
Roof								
Roll Roofing	95% No		\$18,200	2022	\$60,500	5	\$12,000	
	Water Penetral Location : Th		ent : Moderate, A ıt	rea Affe	cted : 40%			
Slate	5%			LIFE	* *			

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.

Asset #: 4447

Total Type Interior Floors Cast in Place Concrete Ceramic Tile Ceramic Tile Ceramic Tile Total Broken Locat Locat Vinyl Tile Vinyl Tile Vod Total Ceramic Tile Total Broken Locat Locat Locat Locat Locat Locat Locat Dry Ro Locat Poor Si Locat Split/Ci Locat Other Co Locat Explai	% % Now \$40,900 Missing Elements, Extent : Seion : Throughout % Replace Evident, Extent : Lighton : Throughout % Now \$26,900 ng/Crumbling, Extent : Moderate ion : Throughout % Now \$765,400 ion Evident, Extent : Moderate ion : Throughout, 1st Through t/Decay, Extent : Moderate, A ion : Throughout, 1st Through ubfloor Evident, Extent : Moderate, A ion : Throughout All Floors racked, Extent : Moderate, Are ion : Throughout All Floors cacked, Extent : Moderate, Are ion : Throughout All Floors Disservation, Extent : Light, Ar ion : Upper Floors	LIFE 2041 were, Area Affecte 2041 at, Area Affecte 2026 ate, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	** d: 100% \$89,700 ted: 70% ** d: 50% 25% ected: 50%	5 5 5 5 5	\$9,000 \$1,000 \$2,100 \$3,900 \$21,300	Priority
Floors Cast in Place Concrete Ceramic Tile Ceramic Tile Ceramic Tile Ceramic Tile Some Locat Locat Locat Vinyl Tile Vinyl Tile Vod Deflect Locat Dry Ro Locat Poor So Locat Split/Co Locat Cother Co Locat Explai	% Now \$40,900 %Missing Elements, Extent: Seion: Throughout % Replace Evident, Extent: Lightion: Throughout % Now \$26,900 ng/Crumbling, Extent: Moderate ion: Throughout % Now \$765,400 ion Evident, Extent: Moderate ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Moderate, A. ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Disservation, Extent: Light, Ar ion: Upper Floors	2041 vere, Area Affecte 2041 at, Area Affecte 2026 ate, Area Affecte 2066 a, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	** ected: 100% ** d: 100% \$89,700 ted: 70% ** d: 50% ected: 50%	5 3	\$1,000 \$2,100 \$3,900	
Cast in Place Concrete Ceramic Tile Solution Ceramic Tile Ceramic Tile Ceramic Tile Solution Locat Vinyl Tile Cocat Wood Solution Locat Dry Ro Locat Poor Solution Locat Split/Cocat Cocat Cocat	% Now \$40,900 %Missing Elements, Extent: Seion: Throughout % Replace Evident, Extent: Lightion: Throughout % Now \$26,900 ng/Crumbling, Extent: Moderate ion: Throughout % Now \$765,400 ion Evident, Extent: Moderate ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Moderate, A. ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Disservation, Extent: Light, Ar ion: Upper Floors	2041 vere, Area Affecte 2041 at, Area Affecte 2026 ate, Area Affecte 2066 a, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	** ected: 100% ** d: 100% \$89,700 ted: 70% ** d: 50% ected: 50%	5 3	\$1,000 \$2,100 \$3,900	
Ceramic Tile Broken Locat Ceramic Tile S Recent Locat Vinyl Tile 25 Crackin Locat Wood 55 Deflect Locat Dry Ro Locat Poor Si Locat Split/Cr Locat Other C Locat Explai	% Now \$40,900 %Missing Elements, Extent: Seion: Throughout % Replace Evident, Extent: Lightion: Throughout % Now \$26,900 ng/Crumbling, Extent: Moderate ion: Throughout % Now \$765,400 ion Evident, Extent: Moderate ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Moderate, A. ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Disservation, Extent: Light, Ar ion: Upper Floors	2041 vere, Area Affecte 2041 at, Area Affecte 2026 ate, Area Affecte 2066 a, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	** ected: 100% ** d: 100% \$89,700 ted: 70% ** d: 50% ected: 50%	5 3	\$1,000 \$2,100 \$3,900	
Ceramic Tile Ceramic Tile Recent Locat Locat Vinyl Tile Vinyl Tile Vood Solution Locat Locat Dry Ro Locat Poor Solutocat Split/Cu Locat Other Co Locat Explai	Missing Elements, Extent: Seion: Throughout % Replace Evident, Extent: Lighion: Throughout % Now \$26,900 ng/Crumbling, Extent: Moderation: Throughout % Now \$765,400 ion Evident, Extent: Moderate, ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Moderate, A. ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Observation, Extent: Light, Ar ion: Upper Floors	2041 tt, Area Affecte 2026 tte, Area Affecte 2066 tte, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	** d: 100% \$89,700 ted: 70% ** d: 50% ected: 50%	5	\$2,100 \$3,900	
Vinyl Tile 25 Crackin Locat Wood 55 Deflect Locat Dry Ro Locat Poor Si Locat Split/Ci Locat Other Ci Locat Explai	Replace Evident, Extent: Lighton: Throughout % Now \$26,900 ng/Crumbling, Extent: Moderation: Throughout % Now \$765,400 tion Evident, Extent: Moderate tion: Throughout, 1st Through t/Decay, Extent: Moderate, A tion: Throughout, 1st Through t/floor Evident, Extent: Moderate ton: Throughout, 1st Through ton: Throughout, 1st Through ton: Throughout, 1st Through ton: Throughout, Extent: Moderate, Are tion: Throughout All Floors tracked, Extent: Moderate, Are tion: Throughout All Floors tobservation, Extent: Light, Ar tion: Upper Floors	tt, Area Affecte 2026 tte, Area Affecte 2066 tt, Area Affecte 4th Floors rea Affected: 2 4th Floors rate, Area Affe	\$89,700 ted: 70% ** d: 50% 25% ected: 50%	3	\$3,900	
Crackin Locat Wood 55 Deflect Locat Dry Ro Locat Poor St Locat Split/Ct Locat Other C Locat Expla	ng/Crumbling, Extent: Moderation: Throughout % Now \$765,400 ion Evident, Extent: Moderate ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Mode ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Observation, Extent: Light, Ar ion: Upper Floors	2066 c, Area Affected 4th Floors rea Affected: 2 4th Floors rate, Area Affe	* * * d : 50% 25% ected : 50%			
Deflect. Locat Dry Ro Locat Poor Si Locat Split/Ci Locat Other C Locat Expla	ion Evident, Extent: Moderate ion: Throughout, 1st Through t/Decay, Extent: Moderate, A. ion: Throughout, 1st Through ubfloor Evident, Extent: Mode ion: Throughout All Floors racked, Extent: Moderate, Are ion: Throughout All Floors Observation, Extent: Light, Ar ion: Upper Floors	e, Area Affected 4th Floors rea Affected : 2 4th Floors rate, Area Affe va Affected : 25	d : 50% 25% ected : 50%	5	\$21,300	
T . ' TTT 11	nation : Structural Stability Q	f Floor Beams		e		
Interior Walls						
Ceramic Tile 5	9%	2029	\$63,300	5	\$2,200	
Concrete Masonry Unit 5	9%	LIFE	* *	5	\$900	
Č	2%	LIFE	* *	5	\$700	
Gypsum Board 43	%	LIFE	* *	5	\$11,600	
Crackir	% Now \$62,600 ng/Crumbling, Extent : Modera ion : Throughout		* * ted : 30%			
Metal Panel 10	0%	LIFE	* *			
Ceilings						
Exposed Struc: Wood 15 Dry Ro Locat Split/Ct Locat Worn/E	% Now \$158,900 t/Decay, Extent: Moderate, A ion: Throughout, Basement, I racked, Extent: Moderate, Are ion: Throughout, Basement, I croded, Extent: Moderate, Are ion: Throughout, Basement, I	rea Affected : 5 st Through 4th a Affected : 50 st Through 4th a Affected : 75	e Floors 9% e Floors 5%			
Gypsum Board 85						

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

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

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

Asset #: 4447

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		2026	#4.000	~	#100	
Fused Disc Sw	100%	7	2026	\$4,900	5	\$100	
	Other Observation, E Location : Electrica			ectea : 100%			
	Explanation: Two			Amnana Main Disa		Switches For The	
	House And Apartm	•	nree 200	Ampere Main Disc	connect 2	Swiicnes For The	
Raceway	*						
Conduit	80%		2026	\$28,800	1		
Conduit	20%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2025	\$1,500	5		
Fused Knife Sw	15% 2-4	\$4,600	2051	* *	5	\$100	
	On Extended Life, Ex		rea Affec	ted : 100%			
	Location : Basemer	ıt					
Molded Case Bkrs	60%		2025	\$18,300	5	\$500	
Molded Case Bkrs	20%		2034	* *	5	\$200	
Wiring							
Braided Cloth	30% 2-4	\$15,800	2051	**	1		
	Insulation Aged, Exte		ea Affecte	ed: 100%			
	Location : Basemer	ıt					
Thermoplastic	70%		2036	* *	1		
Motor Controllers	1000/		2024	ф г.т. 2 000	-	#200	
Locally Mounted	100%		2024	\$57,300	5	\$200	
Ground							
Grounding Devices	100%		LIFE	* *	5	\$400	
Generic Lighting	100/0		LIFE		J	\$ 4 00	
Interior Lighting							
Fluorescent	88%		2021	\$428,200	10	\$23,400	
	T-8 Lamps And Fixtu	res, Extent : Mode			*	,,,,,	
	Location : Through						
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Through	_					
	Explanation: T-12	Lamps					
Fluorescent	2%		2034	* *	10	\$500	
	Compact Fluorescen	t Light, Extent : Me	oderate, 1	Area Affected : 100	0%		
	Location: 1st Floo	r					
Fluorescent	10%		2034	* *	10	\$2,700	
	T-8 Lamps And Fixtu	res, Extent : Mode	rate, Are	a Affected : 100%			
	Location : Through	out The Building					
Egress Lighting							
Emergency, Battery	45%		2021	\$18,000	10	\$3,200	
Emergency, Battery	5%		2036	* *	10	\$400	
Exit, Service	50%		2026	\$4,900	1		

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Asset #: 4447

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	50%			2026	\$55,900	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$26,900	1	\$3,300	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2034	* *	1-3	\$8,900	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2026	\$54,000	5	\$9,000	
Conversion Equipment						
Steam Boiler	50%	2031	* *	1	\$14,400	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Basement Boile	er Room				
	Explanation : Iunit					
Steam Boiler	50%	2046	* *	1	\$14,400	
	Recent Installation, Extent :	Light, Area Affected	: 100%			
	Location: 1 Unit In The B	Basement.				
Distribution						
Central Plant Steam	100%	2046	* *	4	\$1,400	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2024	\$148,400	1	\$9,400	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Window/Wall Unit	30%	2021	\$17,300	1		
No Component	70%					
Ventilation						
Exhaust Fans						
Roof	10%	2026	\$4,600	2	\$100	
Wall Unit	20%	2021	\$2,000	2	\$200	
No Component	70%					
Plumbing						
H/C Water Piping						
Brass/Copper	50%	2036	* *	1		
Galvanized Steel	50%	2024	\$60,800	1		

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

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Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Oil Fired	100%	2026	\$23,000	1	\$800	
	Recent Installation, Extent : Light, A	rea Affected : .	100%			
	Location: 2 Unit In The Basement.					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	* *	4	\$600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, A.	rea Affected : .	100%			
	Location: B, 1, 2, 3, 4					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2046	* *	1-2	\$8,100	

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

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