

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : AUBURN FAMILY SHELTER DORMITORY
Address : 39 AUBURN PLACE @ N. PORTLAND AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0009.000 / 1970 **Yr Built/Renovated** : 1922 /
Area Sq Ft : 134,881 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3,5,7,8,ph
Block : 2039 **Lot** : 101 **BIN** : 3251647

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$317,800	\$368,000
Interior Architecture	\$579,100	\$1,066,900
Electrical	\$89,000	\$487,600
Mechanical		\$897,300
Total	\$985,800	\$2,819,700
Priority A	\$317,800	\$368,000
Priority B	\$312,800	\$1,452,300
Priority C	\$355,300	\$999,400
Total	\$985,800	\$2,819,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$33,900		\$3,200	
Interior Architecture	\$85,400			\$22,200
Electrical	\$6,200	\$6,200	\$8,900	\$7,300
Mechanical	\$14,800	\$9,400	\$10,400	\$15,600
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$158,100	\$33,400	\$40,300	\$62,900
Priority A	\$33,900		\$3,200	
Priority B	\$72,500	\$33,400	\$37,100	\$40,700
Priority C	\$51,700			\$22,200
Total	\$158,100	\$33,400	\$40,300	\$62,900



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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$314,000	A
Masonry: Brick	80%			LIFE	**	5	\$321,600	A
Masonry: Limestone	5%			LIFE	**	5	\$15,100	A
Metal Panel	5%			2043	**	5-10	\$69,100	A
Windows								
Aluminum	100%			2039	**	5	\$31,400	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$5,700	A
Masonry: Brick	55%			LIFE	**	5-10	\$7,600	A
Metal: Cage/Fence	35%			2036	**	5-10	\$5,500	A
Roof								
Built-Up (BUR)	10%			2023		10	\$3,000	A
Metal Panel	35%			2028	**	10	\$18,900	A
Modified Bitumen	55%			2028	**	10	\$16,200	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$59,000	C
Ceramic Tile	5%			2032	**	5	\$6,700	C
Terrazzo	5%			LIFE	**	5	\$10,500	C
Vinyl Tile	75%			2023		3	\$50,600	C
Vinyl Tile	5%	Now	\$62,800	2033	**	3	\$2,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse At West Side</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$10,700	C
Marble Panels	5%			LIFE	**	10	\$4,300	C
Plaster	5%	Now	\$192,200	LIFE	**	5	\$3,200	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Penthouses</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								
Plaster	85%			LIFE	**	5-10	\$155,000	C
Ceilings								
Metal Panel	20%			LIFE	**	5	\$67,500	B
Plaster	75%			LIFE	**	5-10	\$173,900	B
Plaster	5%	Now	\$113,200	LIFE	**	5	\$4,200	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouses</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouses</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2023	\$87,300	5	\$600	B
Raceway								
Conduit	80%			2023	\$81,900	1		B
Conduit	20%			2043	**	1		B
Panelboards								
Molded Case Bkrs	75%			2022	\$66,100	5	\$2,200	B
Molded Case Bkrs	25%			2031	**	5	\$700	B
Wiring								
Braided Cloth	75%	2-4	\$89,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	25%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$124,600	5	\$600	B
Locally Mounted	20%			2028	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	100%			2028	**	10	\$82,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$10,900	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$45,000	10	\$400	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$68,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Station And Alarm Bells</i>								

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Heat Exchanger	100%			2032	**	1	\$44,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 3 New Units Located In Adjacent Building Basement</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2022	\$504,100	4	\$6,700	B
<hr/>								
Terminal Devices								
Convactor/Radiator	85%			2028	**	1	\$24,800	B
Fan Coil Unit/Heat	5%			2028	**	1	\$1,500	B
No Component	10%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Air Handler Units Remaining</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	5%			2018	\$10,300	1		B
No Component	95%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$4,000	B
No Component	95%							D
<hr/>								
Exhaust Fans								
Interior	5%			2028	**	2	\$100	B
No Component	95%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Obsolete Abandoned Units Remaining</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2033	**	4	\$8,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 2 Hot Water Exchangers</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Sump Pump(s)								
Not Accessible	100%							D

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Backflow Preventer Generic	100%			2028	* *	1	\$5,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building Basement</i>								
<i>Explanation : 1 Unit In Adjacent Building Basement</i>								
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-8</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2023	\$358,100	1-5	\$47,200	B
Sprinkler No Component	97%							D
Generic	3%			2023	\$35,100	1-2	\$800	B
Fire Pump Not Accessible	100%							D

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$113,800	\$113,800
Interior Architecture	\$138,700	\$831,100
Electrical	\$89,400	\$772,700
Mechanical		\$729,900
Total	\$342,000	\$2,447,600
Priority A	\$113,800	\$113,800
Priority B	\$180,500	\$1,655,800
Priority C	\$47,700	\$677,900
Total	\$342,000	\$2,447,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$43,200		\$7,400	
Interior Architecture	\$130,100		\$15,600	\$15,300
Electrical	\$43,400	\$6,000	\$7,300	\$7,200
Mechanical	\$17,700	\$16,800	\$12,400	\$14,200
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$246,300	\$34,700	\$54,600	\$48,500
Priority A	\$43,200		\$7,400	
Priority B	\$78,700	\$34,700	\$44,600	\$33,200
Priority C	\$124,400		\$2,600	\$15,300
Total	\$246,300	\$34,700	\$54,600	\$48,500



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

Asset # : 2588

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$18,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>							
	<i>Location : One Floor Structures Adjacent To Main Building</i>							
Masonry: Brick	76%			LIFE	**	5	\$227,700	A
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5	\$11,200	A
Metal, Corrugated	7%	Now	\$16,200	2033	**	1		A
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : South Facade</i>							
Slate Panels	2%			LIFE	**	5	\$4,500	A
Windows								
Aluminum	100%			2039	**	5	\$14,800	A
Parapets								
Masonry: Brick	15%			LIFE	**	5-10	\$2,800	A
Metal Panel	10%			2043	**	5	\$1,000	A
Metal Rail	25%			2036	**	5-10	\$12,200	A
No Component	50%							D
Roof								
Copper/Terne	5%			2038	**	10	\$3,900	A
Modified Bitumen	45%			2031	**	10	\$14,200	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Flat Sections</i>							
Single Ply Membrane	50%			2031	**	10	\$15,800	A
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sloped Roof</i>							
Interior								
Floors								
Carpet	5%			2022		3	\$7,800	C
Cast in Place Concrete	8%			LIFE	**	5	\$36,400	C
Ceramic Tile	5%			2032	**	5	\$5,200	C
Mosaic Tile	2%			2028	**	5	\$5,200	C
Quarry Tile	5%			2028	**	5	\$7,800	C
Terrazzo	5%	Now	\$30,400	LIFE	**	5	\$4,100	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First Floor</i>							
Vinyl Tile	60%			2023		3	\$31,200	C
Vinyl Tile	10%			2018		3	\$5,200	C
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Various Rooms</i>							
	<i>Explanation : 9x9 Tiles</i>							

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

Asset # : 2588

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$7,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$11,600	C
Gypsum Board	30%			LIFE	**	5-10	\$73,700	C
Plaster	10%	Now	\$25,900	LIFE	**	5	\$4,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Boiler Room</i>								
Plaster	35%			LIFE	**	5-10	\$43,000	C
SGFT/Glazed Masonry	10%			LIFE	**	10	\$7,200	C
Ceilings								
AcousTile,Adhered	25%			2021	\$153,200	5	\$26,000	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	10%			2028	**	5	\$10,400	B
Exposed Concrete	5%			LIFE	**	5-10	\$6,500	B
Gypsum Board	20%			LIFE	**	5-10	\$71,600	B
Plaster	40%			LIFE	**	5-10	\$71,600	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated @ 1600 Amperes And 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2033	**	5	\$200	B
Molded Case Bkrs	30%			2023	\$30,500	5	\$600	B
Raceway								
Conduit	30%			2033	**	1		B
Conduit	70%			2023	\$81,300	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Molded Case Bkrs	60%			2022	\$79,400	5	\$1,100	B
Molded Case Bkrs	30%			2031	**	5	\$600	B
Wiring								
Braided Cloth	70%	0-2	\$89,400	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$500	B

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

Asset # : 2588

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$21,500	B
Generators								
Diesel	100%			2026	* *	1	\$26,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : Diesel Generator Rated @ 375 Kva</i>					
Batteries								
Lead/Acid	100%			2017	\$600	5	\$2,600	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$6,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Main Tank	50%			2051	* *	5	\$1,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : No Available Capacity Rating</i>					
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$306,000	10	\$31,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	50%			2018	\$306,000	10	\$31,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Egress Lighting								
Emergency, Service	50%			2023	\$5,600	1		B
Exit, Service	50%			2023	\$5,600	1		B
Exterior Lighting								
HID	100%			2023	\$28,300	10	\$200	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2028	* *	1-3	\$12,900	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>					

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

Asset # : 2588

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2043	**	1	
Conversion Equipment							
Steam Boiler	100%			2040	**	1	\$69,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Power House Next To The Building - Heat Exchanger Converts Hot Water For Heating Devices</i>							
<i>Explanation : 3 Units</i>							
Distribution							
Hot Wtr Piping/Pump	90%			2022	\$350,000	4	\$4,600
Steam Piping/Pump	10%			2049	**	4	\$300
Terminal Devices							
Air Handler	5%			2028	**	1	\$2,200
Convactor/Radiator	95%			2028	**	1	\$21,400
Air Conditioning							
Energy Source							
Electricity	100%			2031	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2018	\$15,900	1	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	5%			LIFE	**	2-5	\$3,100
No Component	95%						
Exhaust Fans							
Roof	5%			2023	\$3,100	2	\$100
No Component	95%						
Plumbing							
H/C Water Piping							
Brass/Copper	80%			2033	**	1	
Galv Iron/Steel	20%			2021	\$46,200	1	
Water Heater							
Gas Fired	100%			2021	\$18,000	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 2 Units</i>							
HW Heat Exchanger							
Low Temp	100%			2043	**	4	\$10,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement</i>							
<i>Explanation : 2 Units</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2023	\$10,100	4	\$2,000

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

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

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

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

Asset # : 2588

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B-6</i>					
			<i>Explanation : 2 Units - Both Not Working</i>					
Fire Suppression								
Standpipe								
Generic	100%			2023	\$276,300	1-5	\$36,400	B
Sprinkler								
No Component	75%							D
Generic	25%			2033	**	1-2	\$4,900	B
Fire Pump								
Generic	100%	Now	\$2,900	2019	\$57,400	1	\$11,700	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$190,200	
Interior Architecture	\$190,800	
Mechanical		\$158,800
Total	\$381,000	\$158,800
Priority A	\$190,200	
Priority B	\$99,600	\$158,800
Priority C	\$91,300	
Total	\$381,000	\$158,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$31,500		\$500	
Interior Architecture	\$32,800			
Electrical	\$11,400	\$100	\$200	\$300
Mechanical	\$1,100	\$800	\$600	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,800	\$4,900	\$5,300	\$5,200
Priority A	\$31,500		\$500	
Priority B	\$16,400	\$4,900	\$4,800	\$5,200
Priority C	\$32,800			
Total	\$80,800	\$4,900	\$5,300	\$5,200



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

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

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

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

Asset # : 2597

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	A
Masonry: Brick	93%	Now	\$99,700	LIFE	**	5	\$15,200	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Sect. OHD	2%			2028	**	5	\$1,000	A
Windows								
Metal Clad	95%	Now	\$90,500	2048	**	5	\$4,900	A
	<i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2026	**	10	\$500	A
Roof								
Built-Up (BUR)	5%	Now	\$1,900	2033	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Generator Room</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Over Generator Room</i>							
Roll Roofing	95%	Now	\$29,100	2025	**	5	\$5,600	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Third Floor</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	20%	Now	\$7,900	LIFE	**	5	\$5,800	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairs</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : First Floor, Throughout, Stairs</i>							
Cast in Place Concrete	80%			LIFE	**	5	\$46,300	C

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

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

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

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

Asset # : 2597

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$3,700	C
Masonry: Brick	75%	Now	\$91,300	LIFE	**			C
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
Exposed Concrete	100%	Now	\$99,600	LIFE	**	5	\$2,100	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2023	\$2,500	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2022	\$5,500	5	\$200	B
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Wiring								
Braided Cloth	90%	2-4	\$3,600	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2033	**	1		B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	95%			2018	\$19,800	10	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	5%			2018	\$1,000	2		B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2023	\$1,800	10	\$1,100	B
Exit, Service	50%			2023	\$700	1		B
<hr/>								
Exterior Lighting								
HID	100%			2023	\$400	10		B
<hr/>								
Alarm								

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

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

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

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

Asset # : 2597

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

Alarm

Fire/Smoke Detection

No Component	70%							D
Generic	30%			2028	**	1-3	\$1,600	B

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

Location : Hallways

Explanation : Alarm Bells, Strobe Lights, Smoke Detectors

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

Heating

Distribution

Hot Wtr Piping/Pump	100%			2022	\$49,400	4	\$700	B
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Terminal Devices

Convactor/Radiator	80%			2021	\$74,300	1	\$2,300	B
Unit Heater-Stm/HW	20%			2018	\$12,700	4	\$200	B

Plumbing

H/C Water Piping

Galv Iron/Steel	5%			2021	\$1,500	1		B
No Component	95%							D

Sanitary Piping

Cast Iron	5%			LIFE	**	1		B
No Component	95%							D

Backflow Preventer

Generic	100%			2028	**	1	\$600	B
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Vertical Transport

Elevators

Geared Traction	100%			LIFE	**			C
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1-3

Explanation : 1 Freight Unit

Fire Suppression

Standpipe

Generic	100%			2023	\$35,100	1-5	\$4,600	B
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Sprinkler

Generic	100%			2033	**	1-2	\$2,500	B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : **BEDFORD - ATLANTIC ARMORY**
Address : **1322 BEDFORD AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **MB051**
Program / Asset # : **DHS0080.000 / 4452** **Yr Built/Renovated** : **1898 / 2005**
Area Sq Ft : **174,360** **Project Type** : **HOMELESS SERVICES**
Date of Survey : **23-Nov-2009** **Landmark Status** : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,3,4,5**
Block : **1199** **Lot** : **15** **BIN** : **3029748**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$284,200
Interior Architecture	\$963,900	\$273,300
Electrical	\$203,700	\$41,100
Mechanical	\$40,400	\$1,296,000
Total	\$1,207,900	\$1,894,500
Priority A		\$284,200
Priority B	\$1,059,100	\$1,390,900
Priority C	\$148,800	\$219,500
Total	\$1,207,900	\$1,894,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$35,200	
Interior Architecture	\$63,300		\$3,200	\$10,800
Electrical	\$27,800	\$10,500	\$13,100	\$11,300
Mechanical	\$21,900	\$26,100	\$33,100	\$23,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$123,000	\$46,500	\$94,400	\$55,100
Priority A			\$35,200	
Priority B	\$59,600	\$46,500	\$59,200	\$44,400
Priority C	\$63,300			\$10,800
Total	\$123,000	\$46,500	\$94,400	\$55,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2056	**	10	\$13,200	A
Masonry: Brick	88%			LIFE	**	5	\$248,500	A
Masonry: Brownstone	10%			LIFE	**	5	\$21,200	A
Windows								
Aluminum	95%			2043	**	5	\$16,300	A
Metal Louvers	5%			2030	**	10	\$5,400	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$35,600	A
Masonry: Brownstone	10%			LIFE	**	5	\$9,600	A
Roof								
Copper/Terne	5%			2036	**	10	\$21,900	A
Skylight, Metal/Glass	3%			2031	**	10	\$17,500	A
Slate	67%			LIFE	**			A
Not Accessible	25%							D
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$141,200	C
Ceramic Tile	5%	Now	\$25,200	2030	**	5	\$5,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Showers</i>								
Terrazzo	5%	Now	\$34,100	LIFE	**	5	\$8,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entrance</i>								
Vinyl Tile	15%			2026	**	3	\$16,100	C
Vinyl Tile	25%	Now	\$108,400	2026	**	3	\$20,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Wood	20%			2036	**	5	\$80,700	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$6,700	C
Gypsum Board	10%			LIFE	**	5	\$10,100	C
Masonry: Brick	5%			LIFE	**			C
Plaster	75%			LIFE	**	5	\$37,900	C
Ceilings								
AcousTileSusp.Lay-In	3%			2026	**	5	\$6,500	B
Embossed Metal	5%			LIFE	**	5	\$4,800	B
Exposed Struc: Steel	10%			LIFE	**			B
Exposed Struc: Wood	32%	Now	\$815,100	LIFE	**			B
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Drill Floor</i>								
Gypsum Board	10%			LIFE	**	5	\$26,900	B
Plaster	40%			LIFE	**	5	\$53,800	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$600	B
Raceway								
Conduit	70%			2041	**	1		B
Conduit	30%			2021	\$5,000	1		B
Panelboards								
Molded Case Bkrs	70%			2037	**	5	\$2,700	B
Molded Case Bkrs	30%			2020	\$14,300	5	\$1,100	B
Wiring								
Braided Cloth	30%	2-4	\$71,700	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	70%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$800	B
Locally Mounted	20%			2019	\$26,800	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$44,000	B
Generators								
Diesel	100%			2024	**	1	\$55,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Detroit Diesel - No Available Ratings</i>								
Batteries								
Nickel Cadmium	100%			2014	\$700	5	\$31,800	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$4,300	B
Lighting								
Interior Lighting								
Fluorescent	100%			2026	**	10	\$131,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$12,600	1		B
Exit, Service	50%			2026	**	1		B

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

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

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

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

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

Lighting

Exterior Lighting

HID	80%			2021	\$4,900	10	\$400	B
HID	20%	Now	\$1,200	2031	**			B

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

Location : Exterior

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2031	**	1		B
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Conversion Equipment

Steam Boiler	100%			2034	**	1	\$142,600	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

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

Distribution

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

Air Handler	40%			2026	**	1	\$35,600	B
Convactor/Radiator	40%			2026	**	1	\$18,600	B
Fan Coil Unit/Heat	20%			2021	\$519,200	1	\$9,300	B

Air Conditioning

Energy Source

Electricity	100%			2037	**	1		B
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Conversion Equipment

Int Pkg Unit - Cooling	10%			2019	\$223,300	2	\$900	B
No Component	90%							D

Ventilation

Distribution

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

Interior	100%			2021	\$6,700	2	\$4,400	B
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Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2019	\$517,900	1		B
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Water Heater

Gas Fired	100%			2016	\$40,400	2	\$2,200	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units - A O Smith

Sanitary Piping

Cast Iron	100%			LIFE	**	1		B
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,900	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$8,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : BELLEVUE SHELTER
Address : 432-435 EAST 30TH STREET @ FIRST AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0029.000 / 1955 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 405,952 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 962 **Lot** : 7501 **BIN** : 1085588

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$8,898,800	\$1,105,200
Interior Architecture	\$5,025,400	\$994,100
Electrical	\$220,500	\$2,138,900
Mechanical	\$1,429,500	\$6,908,200
Total	\$15,574,100	\$11,146,500
Priority A	\$8,898,800	\$1,105,200
Priority B	\$2,985,500	\$9,279,500
Priority C	\$3,689,800	\$761,700
Total	\$15,574,100	\$11,146,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$24,000			
Interior Architecture	\$38,500		\$21,700	\$12,400
Electrical	\$39,300	\$5,700	\$6,700	\$8,000
Mechanical	\$50,400	\$19,500	\$56,800	\$25,700
Elevators/Escalators	\$62,200	\$62,200	\$62,200	\$62,200
Total	\$214,400	\$87,400	\$147,300	\$108,200
Priority A	\$24,000			
Priority B	\$184,200	\$87,400	\$125,600	\$95,800
Priority C	\$6,200		\$21,700	\$12,400
Total	\$214,400	\$87,400	\$147,300	\$108,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	\$1,565,600	LIFE	**	5	\$336,400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Balcony Locations</i>								
<i>Explanation : Broken Terracotta Brackets At Various Balconies Has Exposed The Supporting Steel Causing Rusting</i>								
Masonry: Brick	85%	Now	\$2,401,200	LIFE	**	5	\$366,000	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Elevator Penthouses</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Masonry: Limestone	5%	Now	\$527,900	LIFE	**	5	\$16,100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Balcony At North Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	77%	Now	\$2,656,500	2048	**	5	\$28,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum	3%			2039	**	5	\$2,200	A
Steel	20%	Now	\$837,400	2048	**	5	\$91,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouses</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Stair Shafts</i>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$166,800	LIFE	**	5	\$20,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Ninth Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%	0-2	\$7,400	2043	**	5	\$2,100	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$237,600	LIFE	**	5	\$12,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, North Facade, Penthouses</i>								
Masonry: Limestone	10%	Now	\$60,900	LIFE	**	5	\$2,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
IRMA/Protected Membrane	50%	Now	\$444,800	2033	**			A
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : 9th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over 9th Floor</i>								
Modified Bitumen	45%	Now	\$15,600	2023	\$311,200			A
<i>Drains Clogged, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor East Roof</i>								
Single Ply Membrane	5%			2028	**	10	\$4,900	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead Roofing</i>								
<i>Explanation : Roof Replaced Within 12 Year Period</i>								
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$147,500	LIFE	**	5	\$108,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Sub Basement - Various Locations</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Mechanical Boiler And Corridor Areas Throughout</i>								
<i>Explanation : Steel Utility Covers And Flange Assembly Rusted Throughout In Various Locations Of Sub Basement</i>								
Ceramic Tile	5%	Now	\$160,900	2026	**	5	\$12,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Marble Panels	5%	0-2	\$72,700	LIFE	**	5	\$18,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	0-2	\$38,600	2028	**	5	\$18,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terrazzo	15%	Now	\$293,600	LIFE	**	5	\$58,100	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Vinyl Tile	10%	Now	\$461,400	2033	**	3	\$18,600	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And 9th Floor Corridors</i>								
Vinyl Tile	10%			2018	\$461,400	3	\$24,800	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : 9x9 Units</i>								
Vinyl Tile	35%			2028	**	3	\$65,100	C
Wood	5%			2038	**	5	\$46,500	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$226,100	2032	**	5	\$13,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers, Toilets Prominent On The 7th Floor And Various Other Locations Throughout</i>								
Granite Panels	5%	0-2	\$111,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%	0-2	\$111,900	LIFE	**			C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$1,877,800	LIFE	**	5	\$31,500	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 9th Floor And Stairwells Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
Plaster	65%			LIFE	**	5-10	\$289,600	C
Ceilings								
AcousTile,Adhered	10%	Now	\$87,600	2028	**	5	\$24,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileConcealSpLn	10%			2028	**	5	\$62,000	B
AcousTileSusp.Lay-In	5%	Now	\$32,300	2028	**	5	\$12,400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Plaster	75%	Now	\$1,248,000	LIFE	**	5	\$232,500	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 9th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor; 7th Floor Office 7 W-59 And Dorm 7 E-43</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	80%			2043	**	5	\$7,100	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Room W 33</i>								
<i>Explanation : 1600 Amps Service A</i>								
<i>1600 Amps Service B</i>								
Molded Case Bkrs	20%			2053	**	5	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 800 Amps For Elevators</i>								
Raceway								
Conduit	50%			2023	\$22,900	1		B
Conduit	50%			2043	**	1		B
Panelboards								
Fused Knife Sw	20%	2-4	\$26,500	2048	**	5	\$800	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fused Toggle Switch	59%	2-4	\$78,000	2048	**	5	\$2,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 59%</i>								
<i>Location : Throughout</i>								
<i>Explanation : On Extended Life</i>								
Molded Case Bkrs	10%			2022	\$13,200	5	\$900	B
Molded Case Bkrs	10%			2039	**	5	\$900	B
Molded Case Bkrs	1%			2045	**	5	\$100	B
Wiring								
Braided Cloth	90%	2-4	\$64,100	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	80%			2021	\$214,800	5	\$1,800	B
Locally Mounted	20%			2036	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting								
Fluorescent	10%	0-2	\$78,300	2033	**			B
	<i>Inadequate Ltg Level, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Sub Basement</i>							
Fluorescent	20%			2028	**	10	\$60,800	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	60%			2023	\$470,000	10	\$182,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	5%			2028	**	10	\$500	B
Incandescent	5%			2023	\$39,200	2	\$400	B
Egress Lighting								
Emergency, Service	50%			2018	\$26,800	1		B
Exit, Service	20%			2028	**	1		B
Exit, Service	30%			2018	\$16,100	1		B
Exterior Lighting								
HID	100%			2023	\$13,300	10	\$1,100	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2023	\$1,148,800	1-3	\$63,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Addressable Type</i>							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Utility Steam	100%			2043	**	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Steam From Con Edison</i>							
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	**	5	\$19,700	B
Distribution								
Steam Piping/Pump	100%	Now	\$257,500	2023	\$2,575,400	4	\$16,400	B
	<i>Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	20%	Now	\$397,800	2033	**	1	\$36,900	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
Convactor/Radiator	80%	Now	\$278,700	2021	\$2,787,200	1	\$77,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Broken Radiators Removed / Need Replacement</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$75,800	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$292,600	B
Exhaust Fans								
Interior	100%	Now	\$20,400	2018	\$407,800	2	\$8,200	B
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	15%			2033	**	1		B
Galv Iron/Steel	85%	Now	\$187,300	2021	\$936,500	1		B
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : House Tanks In Poor Condition</i>								
HW Heat Exchanger								
Low Temp	100%	Now	\$68,700	2043	**	4	\$32,900	B
<i>Leak Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub Basement</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 65%</i>								
<i>Location : Sub Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$40,100	LIFE	**	1		B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub Basement</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$51,500	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Roof Drains</i>								

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s) Rigid Piping	100%	Now	\$4,000	2023	\$10,100	4	\$1,300	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Water Evident In Sub Basement Floor Pipe Chase / 2 Of 4 Pumps Removed For Service</i>								
<hr/>								
Fixtures Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : (2) Sb-7 (5) G-9</i>								
<i>Explanation : 7 Units, 4 Units Not In Service / Not In Service Units Are Beyond Repair</i>								
<hr/>								
Fire Suppression								
Standpipe Generic	100%	Now	\$65,800	2033	**	1-5	\$117,800	B
<i>Corroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub Basement</i>								
<hr/>								
Sprinkler No Component	95%							D
Generic	5%			2033	**	1-2	\$4,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : Limited Coverage</i>								
<hr/>								

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : BORDEN AVENUE MEN'S SHELTER
Address : 21-10 BORDEN AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0042.000 / 1941 **Yr Built/Renovated** : 1963 /
Area Sq Ft : 58,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 03-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 68 **Lot** : 2 **BIN** : 4000526

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$285,600	
Interior Architecture	\$164,800	\$447,000
Electrical		\$132,000
Mechanical	\$243,300	\$477,800
Total	\$693,700	\$1,056,900
Priority A	\$285,600	
Priority B	\$243,300	\$956,200
Priority C	\$164,800	\$100,700
Total	\$693,700	\$1,056,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$3,000		\$3,200	\$2,500
Interior Architecture	\$1,800	\$3,600	\$3,500	\$4,000
Electrical	\$15,100		\$6,800	
Mechanical	\$34,700	\$4,900	\$10,800	\$6,300
Total	\$54,600	\$8,600	\$24,300	\$12,800
Priority A	\$3,000		\$3,200	\$2,500
Priority B	\$49,800	\$5,000	\$21,100	\$6,300
Priority C	\$1,800	\$3,600		\$4,000
Total	\$54,600	\$8,600	\$24,300	\$12,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$5,300	A
Masonry: Brick	65%	Now	\$145,800	LIFE	**	5	\$22,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Metal Panel	5%			2041	**	5-10	\$11,700	A
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$5,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	85%			2037	**	5	\$5,000	A
Aluminum	15%	Now	\$41,100	2046	**	5	\$400	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Clearstories</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Clearstories</i>								
Roof								
Modified Bitumen	100%	Now	\$98,800	2026	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Flashing At Clearstories</i>								
Interior								
Floors								
Carpet	5%			2020		3	\$7,100	C
Cast in Place Concrete	65%			LIFE	**	5	\$100,700	C
Ceramic Tile	5%			2030	**	5	\$3,500	C
Vinyl Tile	25%	Now	\$164,800	2031	**	3	\$6,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			C
Ceramic Tile	5%			2030	**	5	\$3,700	C
Concrete Masonry Unit	83%			LIFE	**	5	\$24,900	C
Gypsum Board	10%			LIFE	**	5	\$4,500	C
Ceilings								
AcousTileSusp.Lay-In	10%			2026	**	5	\$7,100	B
Exposed Struc: Steel	35%			LIFE	**			B
Fiber Board	55%			2021			\$346,300	B

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1200 Amperes Main Service Protectors.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$14,500	2051	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	95%			2021	\$2,400	1		B
Conduit	5%			2041	**	1		B
<hr/>								
Panelboards								
Fused Disc Sw	5%			2020	\$600	5	\$100	B
Molded Case Bkrs	90%			2029	**	5	\$1,100	B
Molded Case Bkrs	5%			2037	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	95%			2031	**	1		B
Thermoplastic	5%			2041	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	85%			2021	\$95,100	10	\$36,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2026	**	10	\$6,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Egress Lighting								
Emergency, Battery	40%			2021	\$7,700	10	\$4,600	B
Exit, Service	60%			2021	\$4,600	1		B
<hr/>								
Exterior Lighting								
HID	100%			2021	\$1,900	10	\$200	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Old Abandoned Gas Lines Still Present</i>								

Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$23,500	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Outside Boiler Room</i>								
<i>Explanation : Combustion Air May Be Restricted By Newly Installed Privacy Partitions, 1 Unit A.I. Eastman 5,021,000 Btu/hr</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2020	\$264,700	4	\$2,300	B

Terminal Devices								
Air Handler	75%			2021	\$213,100	1	\$22,000	B
Convactor/Radiator	25%			2026	**	1	\$3,800	B

Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B

Conversion Equipment								
Ext Pkg Unit - Cooling	100%			2016	\$243,300	2	\$2,900	B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5 Of 17 Roof Units Inoperable</i>								

Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,400	B

Exhaust Fans								
Roof	100%	Now	\$2,100	2026	**	2	\$1,200	B
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								

Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B

Water Heater								
Gas Fired	100%			2014	\$12,300	2	\$700	B

Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

Storm Drain Piping								
Cast Iron	100%	0-2	\$14,700	LIFE	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Cistern Located In Driveway</i>								
<i>Explanation : Roof Drains Run Into A Sealed Cistern And Then Into Street Storm Sewer. Street Sewer May Be Collapsed</i>								

Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B

Sewage Ejector(s)								
Electric	100%			2021	\$10,100	4	\$1,300	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : BRIARWOOD FAMILY RESIDENCE
Address : 80-20 134TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0063.000 / 3012 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 69,163 **Project Type** : HOMELESS SERVICES
Date of Survey : 15-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4
Block : 9662 **Lot** : 20 **BIN** : 4314908

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$310,100
Interior Architecture		\$872,900
Electrical	\$50,300	
Mechanical		\$40,600
Total	\$50,300	\$1,223,600
Priority A		\$310,100
Priority B	\$50,300	\$147,400
Priority C		\$766,200
Total	\$50,300	\$1,223,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$54,600			\$7,900
Interior Architecture	\$1,700	\$9,500		
Electrical	\$1,000		\$300	\$800
Mechanical	\$21,100	\$7,700	\$13,900	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$82,400	\$21,200	\$18,200	\$18,100
Priority A	\$54,600			\$7,900
Priority B	\$26,100	\$11,600	\$18,200	\$10,300
Priority C	\$1,700	\$9,500		
Total	\$82,400	\$21,200	\$18,200	\$18,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$69,000	A
Stucco Cement	5%			2034	**	5	\$9,100	A
Windows								
Aluminum	100%			2037	**	5	\$15,800	A
Parapets								
Metal: Cage/Fence	100%			2034	**	5-10	\$28,100	A
Roof								
Metal Panel	35%			2034	**	10	\$33,700	A
Modified Bitumen	65%			2021	\$241,100	10	\$34,100	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,500	C
Vinyl Tile	90%			2021	\$709,200	3	\$28,600	C
Interior Walls								
Ceramic Tile	3%			2024	**	5	\$3,500	C
Concrete Masonry Unit	15%			LIFE	**	5	\$6,900	C
Gypsum Board	82%			LIFE	**	5	\$56,900	C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$106,800	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	97%			2026	**	10	\$50,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 And Cfl Lamps</i>							
HID	3%			2026	**	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Lightning Protection								
Arresters/Cabling Generic	100%			2049	**	5	\$1,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$28,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$15,800	2029	**	4	\$2,800	B
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Boiler Feed Tank And Pump</i>							
Terminal Devices								
Air Handler	15%			2026	**	1	\$5,300	B
Convactor/Radiator	85%			2026	**	1	\$15,600	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2022	\$40,600	2	\$200	B
Window/Wall Unit	5%			2016	\$6,500	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$15,800	B
No Component	50%							D
Exhaust Fans								
Roof	100%			2026	**	2	\$1,700	B
Plumbing								

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

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

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

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

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$56,900	
Total	\$56,900	
Priority A	\$56,900	
Total	\$56,900	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$10,100		\$1,900	\$400
Interior Architecture	\$2,500	\$500	\$2,000	\$1,900
Electrical	\$100		\$1,200	
Mechanical	\$900	\$1,000	\$6,700	\$1,200
Total	\$13,700	\$1,400	\$11,800	\$3,500
Priority A	\$10,100		\$1,900	\$400
Priority B	\$1,100	\$1,000	\$9,900	\$1,200
Priority C	\$2,500	\$500		\$1,900
Total	\$13,700	\$1,400	\$11,800	\$3,500



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	25%	Now	\$10,100	LIFE	**	5	\$3,100	A
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Areaway(s), North Facade</i>								
Stucco Cement	75%	Now	\$56,900	2026	**	5	\$11,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade, West Facade</i>								
Windows								
Aluminum	100%			2037	**	5	\$800	A
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$500	A
Stucco Cement	75%			2026	**	5	\$3,800	A
Roof								
Modified Bitumen	95%			2029	**	10	\$15,000	A
Skylight, Metal/Glass	5%			2041	**	10	\$2,600	A
Interior								
Floors								
Quarry Tile	5%			2034	**	5	\$1,200	C
Vinyl Tile	95%			2026	**	3	\$7,700	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$1,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$400	C
Gypsum Board	90%			LIFE	**	5	\$10,400	C
Ceilings								
AcousTileSusp.Lay-In	25%			2026	**	5	\$4,000	B
Gypsum Board	75%			LIFE	**	5	\$15,100	B

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	80%			2021	\$20,400	10	\$7,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Fluorescent	10%			2026	**	10	\$1,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	10%			2021	\$2,500	2		B
Egress Lighting								
Emergency, Service	50%			2021	\$900	1		B
Exit, Service	50%			2021	\$900	1		B
Exterior Lighting								
HID	100%			2021	\$400	10		B

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$3,600 B
No Component	40%						D
Exhaust Fans							
Interior	60%			2021	\$8,000	2	\$200 B
Roof	40%			2021	\$3,800	2	\$100 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	B
Water Heater							
Gas Fired	100%			2016	\$2,800	2	\$200 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Fixtures							
Generic	100%						B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
<i>Location : Throughout</i>							

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : BUSHWICK FAMILY RESIDENCE
Address : 1675 BROADWAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0055.000 / 53 **Yr Built/Renovated** : 1990 / 2001
Area Sq Ft : 64,857 **Project Type** : HOMELESS SERVICES
Date of Survey : 29-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 3426 **Lot** : 5 **BIN** : 3319581

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$413,900
Interior Architecture		\$44,800
Electrical		\$167,700
Mechanical		\$108,700
Total		\$735,100
Priority A		\$413,900
Priority B		\$276,400
Priority C		\$44,800
Total		\$735,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$42,200			\$2,300
Interior Architecture	\$10,200	\$2,300		\$8,300
Electrical	\$700		\$600	
Mechanical	\$6,800	\$5,200	\$38,800	\$6,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$64,000	\$11,500	\$43,300	\$21,000
Priority A	\$42,200			\$2,300
Priority B	\$11,500	\$9,200	\$43,300	\$10,500
Priority C	\$10,200	\$2,300		\$8,300
Total	\$64,000	\$11,500	\$43,300	\$21,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$67,100	A
Windows								
Aluminum	100%			2037	**	5	\$4,500	A
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$3,500	A
Metal: Cage/Fence	50%			2034	**	5-10	\$27,300	A
Roof								
Metal Panel	25%			2034	**	10	\$26,300	A
Modified Bitumen	75%			2021	\$303,800	10	\$43,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$17,100	C
Ceramic Tile	5%			2024	**	5	\$3,900	C
Vinyl Tile	80%			2026	**	3	\$31,200	C
Vinyl Tile	5%			2029	**	3	\$2,000	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$4,700	C
Concrete Masonry Unit	15%			LIFE	**	5	\$5,600	C
Gypsum Board	80%			LIFE	**	5	\$44,800	C
Ceilings								
Exposed Concrete	75%			LIFE	**	5	\$9,100	B
Gypsum Board	25%			LIFE	**	5	\$24,400	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1200 Amp Main Fused Disconnect Switch In The Switchboard</i>								
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B

Ground

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected To Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$120,800	10	\$46,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2021	\$400	10		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : High Pressure Sodium</i>								
Egress Lighting								
Emergency, Battery	40%			2021	\$8,400	10	\$5,000	B
Exit, Service	60%			2021	\$5,100	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$600	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$25,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 New Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,600	B
Terminal Devices								
Air Handler	20%	Now	\$1,300	2021	\$62,600	1	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Insulation Damaged</i>								
Convactor/Radiator	80%			2026	**	1	\$13,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	25%			2016	\$29,800	1	B
No Component	75%						D
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$29,100 B
Exhaust Fans							
Roof	100%			2021	\$46,200	2	\$1,600 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2034	* *	1	B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$2,000 B
Sewage Ejector(s)							
Electric	100%			2026	* *	4	\$2,000 B
Backflow Preventer							
Generic	100%			2026	* *	1	\$3,200 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B, 1, 2</i>							
<i>Explanation : One Unit</i>							

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : CHARLES GAY SHELTER CLARK THOMAS BUILDING
Address : WARDS ISLAND ADJ. TO KEENER BLDG.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0064.000 / 3014 **Yr Built/Renovated** : 1950 / 2009
Area Sq Ft : 59,158 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 1819 **Lot** : 10 **BIN** : 1085639

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$53,600
Interior Architecture	\$47,200	\$287,300
Electrical		\$195,900
Total	\$47,200	\$536,800
Priority A		\$53,600
Priority B	\$47,200	\$195,900
Priority C		\$287,300
Total	\$47,200	\$536,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$6,300	\$3,100
Interior Architecture		\$2,300	\$3,600	
Electrical	\$1,800	\$2,000	\$13,400	\$1,600
Mechanical	\$11,100	\$6,900	\$17,000	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$16,900	\$15,100	\$44,200	\$10,600
Priority A			\$6,300	\$3,100
Priority B	\$16,900	\$12,800	\$37,900	\$7,500
Priority C		\$2,300		
Total	\$16,900	\$15,100	\$44,200	\$10,600



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

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

Asset # : 3014

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$19,900	A
Masonry: Brick	85%			LIFE	**	5	\$33,900	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2041	**	5-10	\$13,700	A
Windows								
Aluminum	70%			2037	**	5	\$6,300	A
Aluminum	30%			2046	**	5	\$2,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Parapets								
Metal Panel	50%			2041	**	5	\$2,400	A
Metal Rail	50%			2038	**	5-10	\$11,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2029	**	10	\$53,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$118,800	C
Vinyl Tile	25%			2021		3	\$6,800	C
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$26,200	C
Gypsum Board	20%			LIFE	**	5	\$9,800	C
Ceilings								
AcousTileSusp.Lay-In	10%			2026	**	5	\$7,200	B
AcousTileSusp.Lay-In	10%	2-4	\$47,200	2041	**	5	\$3,600	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Exposed Concrete	80%			LIFE	**	5	\$9,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	3	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								

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

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

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

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

Asset # : 3014

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Transformers								
Dry Type	100%			2038	**	3	\$400	B
		<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Feeders								
Cable	100%			2043	**	1		B
Raceway								
Conduit	100%			2047	**	1		B
Under 600 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2021	\$14,500	5	\$300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Rating Available</i>						
Raceway								
Conduit	100%			2021	\$2,500	1		B
Panelboards								
Fused Disc Sw	20%			2020	\$2,200	5	\$200	B
Molded Case Bkrs	60%			2020	\$6,600	5	\$800	B
Molded Case Bkrs	20%			2043	**	5	\$300	B
Wiring								
Thermoplastic	100%			2021	\$3,900	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$53,000	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$14,900	B
Generators								
Not Accessible	100%							D
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Installed Outside Building In Fenced Enclosure</i>						
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$10,800	B
Fuel Storage								
Not Accessible	100%							D
Lighting								

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

Asset # : 3014

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

Lighting

Interior Lighting

Fluorescent

90%	2021	\$103,000	10	\$40,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>					
<i>Location : Throughout</i>					
<i>Explanation : Lamp T-12</i>					

HID

5%	2021	\$1,000	10	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
<i>Location : Exterior Of Building</i>					
<i>Explanation : Mercury</i>					

Incandescent

5%	2016	\$5,700	2	\$100	B
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Campus Steam

100%	2031	**	1		B
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Conversion Equipment

Pres. Reducing Valve/LP Steam

100%	2030	**	5	\$2,900	B
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Distribution

Steam Piping/Pump

100%	2031	**	4	\$3,600	B
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Terminal Devices

Convactor/Radiator

100%	2026	**	1	\$15,700	B
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Air Conditioning

Energy Source

Electricity

100%	2037	**	1		B
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Conversion Equipment

Window/Wall Unit

10%	2016	\$11,100	1		B
-----	------	----------	---	--	---

No Component

90%					D
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Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$27,000	B
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Exhaust Fans

Interior

20%	Now	\$2,400	2021	\$11,900	2	\$200	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
<i>Location : All Bathrooms, Kitchen, Laundry Room, Showers</i>							

Roof

80%	Now	\$6,900	2021	\$34,300	2	\$1,000	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Various</i>							

Plumbing

H/C Water Piping

Galv Iron/Steel

100%	2034	**	1		B
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HW Heat Exchanger

Low Temp

100%	2031	**	4	\$7,200	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 3014

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2026	* *	1	\$3,000	B
Fixtures								
Generic	100%							B
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : CHARLES GAY SHELTER-KEENER
Address : WARD'S ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0035.000 / 1960 **Yr Built/Renovated** : 1916 / 2006
Area Sq Ft : 102,592 **Project Type** : HOMELESS SERVICES
Date of Survey : 02-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1819 **Lot** : 10 **BIN** : 1085639

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$316,900
Interior Architecture	\$439,800	\$741,000
Electrical		\$247,300
Mechanical	\$387,400	
Total	\$827,200	\$1,305,100
Priority A		\$316,900
Priority B	\$387,400	\$346,900
Priority C	\$439,800	\$641,400
Total	\$827,200	\$1,305,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$9,900		\$19,800	\$7,700
Interior Architecture	\$3,100	\$8,600	\$3,900	
Electrical	\$17,000	\$3,000	\$24,900	\$2,700
Mechanical	\$15,600	\$8,400	\$41,900	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,600	\$24,000	\$94,500	\$22,800
Priority A	\$9,900		\$19,800	\$7,700
Priority B	\$39,700	\$15,400	\$70,700	\$15,100
Priority C		\$8,600	\$3,900	
Total	\$49,600	\$24,000	\$94,500	\$22,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$22,700	A
Masonry: Brick	75%			LIFE	**	5	\$68,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$3,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Horizontal Bands</i>								
Metal: Cage/Fence	5%			2034	**	5	\$19,800	A
Window Wall	5%			2041	**	5	\$17,000	A
Wood	5%			2026	**	5	\$22,700	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wood Cornice</i>								
Windows								
Aluminum	100%			2037	**	5	\$15,500	A
Roof								
Modified Bitumen	10%			2029	**	10	\$6,200	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Roof Over First Floor</i>								
Single Ply Membrane	90%			2021	\$193,200	10	\$55,700	A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$55,900	LIFE	**	5	\$27,400	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Ceramic Tile	10%	Now	\$54,200	2024	**	5	\$6,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Showers</i>								
Vinyl Tile	55%			2021	\$641,400	3	\$25,800	C
Vinyl Tile	25%			2016	\$291,500	3	\$11,700	C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$38,100	2024	**	5	\$3,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Masonry: Brick	10%			LIFE	**			C
Plaster	85%			LIFE	**	5	\$33,800	C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2019	\$40,900	5	\$6,300	B
Exposed Concrete	20%			LIFE	**	5	\$3,900	B
Plaster	75%			LIFE	**	5	\$58,700	B

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

Over 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	3	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 4160 Volt System... Service Sizes Are 800 And 400 Amp

Transformers

Dry Type	100%			2026	**	3	\$600	B
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Feeders

Cable	100%			2029	**	1		B
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Raceway

Conduit	100%			2031	**	1		B
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Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	5	\$400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 800 And 400 Amp

Switchgear / Switchboard

Fused Disc Sw	50%			2031	**	5	\$200	B
Molded Case Bkrs	50%			2021	\$21,800	5	\$1,100	B

Raceway

Conduit	100%			2021	\$10,200	1		B
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Panelboards

Molded Case Bkrs	40%			2020	\$13,200	5	\$900	B
Molded Case Bkrs	50%			2029	**	5	\$1,100	B
Molded Case Bkrs	10%			2043	**	5	\$200	B

Wiring

Thermoplastic	100%			2021	\$15,800	1		B
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Motor Controllers

Locally Mounted	100%			2019	\$23,900	5	\$600	B
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Ground

Grounding Devices

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

Location : Water Main

Explanation : Connected With Main Water Pipe

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.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	* *	1	\$25,900	B
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$18,700	B
Fuel Storage								
Main Tank	100%			2036	* *	5	\$2,500	B
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$178,200	10	\$69,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout, Lamp Type T-12</i>						
		<i>Explanation : Germicidal Fluorescent Lamps Present In Various Areas</i>						
HID	5%			2021	\$1,700	10	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior Walls</i>						
		<i>Explanation : Mercury</i>						
Incandescent	5%			2016	\$9,900	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2016	\$6,800	1		B
Exit, Service	25%			2016	\$3,400	1		B
Exit, Service	25%	0-2	\$3,400	2031	* *	1		B
		<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2031	* *	1		B
Conversion Equipment								
Heat Exchanger	100%			2024	* *	1	\$41,500	B
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$93,700	2029	* *	4	\$4,100	B
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Air Handler	40%			2016	\$201,000	1	\$20,700	B
Convactor/Radiator	60%			2026	* *	1	\$16,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2016	\$19,200	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$46,700	B
Exhaust Fans								
Interior	90%			2016	\$92,700	2	\$2,300	B
Roof	10%			2016	\$7,400	2	\$300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,100	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$5,200	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-3</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : CHARLES GAY SHELTER-SCHWARTZ
Address : WARD'S ISLAND
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0034.000 / 1959 **Yr Built/Renovated** : 1980 / 2004
Area Sq Ft : 55,215 **Project Type** : HOMELESS SERVICES
Date of Survey : 03-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1819 **Lot** : 10 **BIN** : 1085639

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$193,400	
Interior Architecture	\$60,600	\$89,100
Electrical	\$71,600	\$187,000
Mechanical	\$50,700	\$40,200
Total	\$376,300	\$316,300
Priority A	\$193,400	
Priority B	\$122,400	\$227,100
Priority C	\$60,600	\$89,100
Total	\$376,300	\$316,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$11,100		\$6,400	
Interior Architecture	\$46,500		\$5,100	\$3,000
Electrical	\$9,000	\$3,700	\$16,700	\$3,100
Mechanical	\$14,500	\$4,400	\$14,700	\$6,700
Total	\$81,200	\$8,100	\$42,900	\$12,800
Priority A	\$11,100		\$6,400	
Priority B	\$23,600	\$8,100	\$36,500	\$9,800
Priority C	\$46,500			\$3,000
Total	\$81,200	\$8,100	\$42,900	\$12,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$97,700	LIFE	**	5	\$29,800	A
	<i>Resting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Doors</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Expansion Joint At Exit To Parking Area</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2041	**	5-10	\$12,800	A
Metal Sect. OHD	5%			2026	**	5	\$5,800	A
Wood	10%			2034	**	5	\$18,600	A
Windows								
Aluminum	100%			2043	**	5	\$9,000	A
Roof								
Asphalt Shingle	25%			2024	**	10	\$1,800	A
Single Ply Membrane	65%	Now	\$95,600	2031	**			A
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Roof Access, Kitchen Storage</i>							
Skylight, Plastic	10%			2034	**	1		A
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$60,600	LIFE	**	5	\$89,100	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Toilet(s), Corridors</i>							
Ceramic Tile	5%	Now	\$14,700	2024	**	5	\$1,700	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Shower Room Throughout</i>							
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Shower Room Throughout</i>							
Vinyl Tile	35%	Now	\$22,100	2026	**	3	\$8,900	C
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout Cafeteria</i>							
Interior Walls								
Ceramic Tile	5%	Now	\$9,700	2024	**	5	\$1,700	C
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Shower Stalls Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Shower Stalls Throughout</i>							
Concrete Masonry Unit	60%			LIFE	**	5	\$16,200	C
Gypsum Board	20%			LIFE	**	5	\$8,100	C
Masonry: Brick	15%			LIFE	**			C

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2026	**	5	\$10,200	B
Exposed Struc: Wood	85%			LIFE	**			B

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

Location : Kitchen Storage

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size 1500 Amps

Transformers

Dry Type	100%			2019	\$13,600	5	\$200	B
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Switchgear / Switchboard

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

Conduit	100%			2021	\$2,500	1		B
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Panelboards

Fused Disc Sw	20%			2020	\$2,200	5	\$200	B
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Molded Case Bkrs	80%			2020	\$8,800	5	\$1,000	B
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Wiring

Thermoplastic	100%			2021	\$3,900	1		B
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Motor Controllers

Locally Mounted	100%			2019	\$53,000	5	\$300	B
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Ground

Grounding Devices

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

Location : Water Main

Explanation : Connected With Main Water Pipe

Stand-by Power

Transfer Switches

Automatic	100%			2026	**	1	\$13,900	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Remote Building

Explanation : Supplied From Remotely Located Generator

Generators

Diesel	100%			2017	\$71,600	1	\$17,500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Yard

Explanation : Size Cannot Be Verified - Unit Is Inaccessible

Batteries

Nickel Cadmium	100%			2014	\$600	5	\$10,100	B
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DEPT. OF HOMELESS SERVICES - 071
CHARLES GAY SHELTER-SCHWARTZ
Asset # : 1959

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Main Tank	100%			2036	* *	5	\$1,300	B
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$96,500	10	\$37,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout, Lamp T-12</i>					
			<i>Explanation : Germicidal Fluorescent Lamps Used In Many Areas</i>					
HID	5%			2021	\$900	10	\$100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Cafeteria, Hallway</i>					
			<i>Explanation : Lamp Mercury</i>					
Incandescent	5%			2016	\$5,400	2	\$100	B
Egress Lighting								
Emergency, Service	50%			2016	\$3,700	1		B
Exit, Service	50%			2016	\$3,700	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	* *	5	\$14,100	B
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$22,500	B
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1 St Floor</i>					
			<i>Explanation : 4 Separete Boiler Rooms Each With 1 Boiler For Heat ,Center Boiler Room Has Hot Water Boiler For Domestic Hot Water</i>					
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$50,700	2029	* *	4	\$2,200	B
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	10%			2021	\$27,200	1	\$2,800	B
Convactor/Radiator	90%			2026	* *	1	\$13,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2014	\$10,400	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,300	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Exhaust Fans								
Roof	100%			2021	\$40,200	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
HW Heat Exchanger								
Low Temp	100%			2021	\$15,700	4	\$4,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,800	B
Fixtures								
Generic	100%							B
		<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : COMMONWEALTH
Address : 1150 COMMONWEALTH AVENUE
Borough : BRONX **Agency's Number** : SR05
Program / Asset # : DHS0078.000 / 4450 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 73,771 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3752 **Lot** : 13 **BIN** : 2088552

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$368,600	\$77,300
Interior Architecture	\$82,600	\$660,800
Electrical		\$192,600
Mechanical	\$40,700	
Total	\$491,900	\$930,700
Priority A	\$368,600	\$77,300
Priority B	\$40,700	\$192,600
Priority C	\$82,600	\$660,800
Total	\$491,900	\$930,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$8,300	\$2,600
Interior Architecture		\$10,500		\$1,100
Electrical	\$6,700	\$4,200	\$5,800	\$4,200
Mechanical	\$9,200	\$8,900	\$10,100	\$7,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$23,800	\$31,500	\$32,100	\$22,800
Priority A			\$8,300	\$2,600
Priority B	\$23,800	\$21,000	\$23,800	\$19,100
Priority C		\$10,500		\$1,100
Total	\$23,800	\$31,500	\$32,100	\$22,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$77,300	A
Metal Panel	2%			2041	**	5-10	\$11,200	A
Window Wall	3%			2041	**	5	\$9,200	A
Windows								
Aluminum	95%			2037	**	5	\$5,200	A
Glass Block	5%			LIFE	**	5	\$200	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$3,300	A
Masonry: Brick	50%			LIFE	**	5	\$3,200	A
Metal Panel	5%			2041	**	5	\$1,200	A
Roof								
Modified Bitumen	100%	Now	\$368,600	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$19,400	C
Ceramic Tile	5%			2030	**	5	\$4,400	C
Vinyl Tile	75%			2021	\$619,400	3	\$25,000	C
Vinyl Tile	10%	4+	\$82,600	2031	**	3	\$3,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Multipurpose Room</i>								
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$10,600	C
Glass: Single Pane	10%			LIFE	**	5	\$8,000	C
Gypsum Board	65%			LIFE	**	5	\$41,400	C
Ceilings								
Exposed Concrete	70%			LIFE	**	5	\$9,700	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Rooms On Fourth Floor</i>								
Gypsum Board	30%			LIFE	**	5	\$33,300	B

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	30%			2029	**	5	\$400	B
Molded Case Bkrs	70%			2029	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$18,600	B
Generators								
Diesel	100%			2024	**	1	\$23,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Generator Room</i>							
	<i>Explanation : 125kw Dmt Genset</i>							
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,200	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$1,800	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$138,800	10	\$53,900	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T12 Lamps And Compact Fluorescent</i>							
HID	1%			2021	\$200	10		B
Egress Lighting								
Emergency, Service	20%			2021	\$1,900	1		B
Exit, Service	80%			2021	\$7,700	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$600	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Furnace	30%	Now	\$2,400	2021	\$24,200	1	\$7,900	B
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Four Roof Mounted Units</i>							
Hot Water Boiler	70%			2034	**	1	\$20,600	B
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	70%			2029	**	4	\$2,100	B
No Component	30%							D
Terminal Devices								
Fan Coil Unit/Heat	70%			2026	**	1	\$13,400	B
No Component	30%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%	Now	\$1,100	2021	\$22,400	1	\$2,500	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
Window/Wall Unit	30%			2016	\$40,700	1		B
No Component	60%							D
Terminal Devices								
Fan Coil - Cooling	10%			2021	\$20,300	1	\$1,900	B
No Component	90%							D
Heat Rejection								
Air Condenser Unit	10%			2021	\$5,300	2	\$4,100	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,100	B
Exhaust Fans								
Interior	20%			2026	**	2	\$400	B
Roof	80%			2026	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$8,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boilers</i>							
	<i>Explanation : Hot Water Coils In Boilers</i>							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$2,000 B
Sewage Ejector(s)							
Electric	100%			2026	* *	4	\$2,000 B
Backflow Preventer							
Generic	100%			2026	* *	1	\$3,700 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		C
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : B, 1, 2, 3, 4</i> <i>Explanation : 2 Units - One Is Currently Undergoing Repair</i>							

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture	\$60,300	
Electrical		\$54,100
Total	\$60,300	\$54,100
Priority B	\$60,300	\$54,100
Total	\$60,300	\$54,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$66,700			
Interior Architecture	\$60,800		\$3,600	\$1,900
Electrical	\$1,200	\$300	\$600	\$400
Mechanical	\$18,600	\$3,200	\$3,300	\$4,900
Total	\$147,400	\$3,500	\$7,500	\$7,200
Priority A	\$66,700			
Priority B	\$25,600	\$3,500	\$3,900	\$5,300
Priority C	\$55,000		\$3,600	\$1,900
Total	\$147,400	\$3,500	\$7,500	\$7,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$44,300	A
Masonry: Limestone	5%			LIFE	**	5	\$2,400	A
Stucco Cement	25%	0-2	\$24,300	2028	**	5	\$9,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%			2039	**	5	\$2,000	A
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$6,100	2048	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$7,100	A
Masonry: Brick	85%	0-2	\$6,900	LIFE	**	5	\$2,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side, Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	5%			2043	**	5	\$500	A
Roof								
Modified Bitumen	95%			2028	**	10	\$19,300	A
Skylight, Metal/Glass	5%			2043	**	10	\$3,400	A
Interior								
Floors								
Ceramic Tile	10%	Now	\$14,900	2026	**	5	\$1,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Hallways And First Floor</i>								
Ceramic Tile	5%			2032	**	5	\$1,700	C
Marble Panels	2%	Now	\$2,000	LIFE	**	5	\$500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair</i>								
Vinyl Tile	83%			2028	**	3	\$10,700	C

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$2,100	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	C
Gypsum Board	75%			LIFE	**	5-10	\$52,500	C
Marble Panels	2%			LIFE	**	10	\$300	C
Plaster	13%			LIFE	**	5-10	\$4,600	C
Ceilings								
Gypsum Board	80%			LIFE	**	5-10	\$94,800	B
Plaster	20%	0-2	\$5,800	LIFE	**	5	\$4,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$600	B
<hr/>								
Raceway								
Conduit	100%			2033	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2031	**	5	\$600	B
<hr/>								
Wiring								
Thermoplastic	100%			2033	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%	Now	\$900	LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	20%			2023		10	\$4,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2028	**	10	\$6,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	50%			2023		2	\$300	B

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

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

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

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

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$2,800	B
Exit, Service	50%			2028	**	1		B
Exterior Lighting								
HID	100%			2023	\$900	10	\$100	B

Alarm

Fire/Smoke Detection								
No Component	80%							D
Generic	20%			2023	\$54,100	1-3	\$3,000	B

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

Heating

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

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2021	\$5,300	1		B
No Component	90%							D

Ventilation

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

Plumbing

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

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

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

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

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

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : EAST 3RD STREET SHELTER
Address : 282 EAST 3RD STREET @AVENUE C
Borough : MANHATTAN **Agency's Number** : SM03
Program / Asset # : DHS0069.000 / 4441 **Yr Built/Renovated** : 1937 / 2006
Area Sq Ft : 28,867 **Project Type** : HOMELESS SERVICES
Date of Survey : 13-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,6
Block : 372 **Lot** : 14 **BIN** : 1004357

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$258,500
Mechanical		\$332,700
Total		\$591,200
Priority B		\$332,700
Priority C		\$258,500
Total		\$591,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$30,100		\$11,100	\$4,900
Interior Architecture	\$16,400	\$7,300		
Electrical	\$2,000	\$1,600	\$26,400	\$2,000
Mechanical	\$13,300	\$5,800	\$4,700	\$6,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$67,700	\$20,600	\$48,100	\$19,100
Priority A	\$30,100		\$11,100	\$4,900
Priority B	\$36,900	\$13,300	\$37,000	\$14,200
Priority C	\$800	\$7,300		
Total	\$67,700	\$20,600	\$48,100	\$19,100



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$5,300	A
Masonry: Brick	25%			LIFE	**	5	\$8,500	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Brick	50%			LIFE	**	5	\$17,100	A
Windows								
Aluminum	100%			2037	**	5	\$2,300	A
Parapets								
Concrete Masonry Unit	25%			LIFE	**	5	\$500	A
Masonry: Brick	40%			LIFE	**	5	\$700	A
<i>Diagonal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Corners</i>								
Metal Panel	5%			2031	**	5	\$300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping At East Parapet</i>								
Pre-Cast Concrete	5%	Now	\$200	LIFE	**	5	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	25%			2034	**	5	\$1,200	A
Roof								
Modified Bitumen	75%			2026	**	10	\$10,900	A
Paver: Asphalt	20%	Now	\$29,300	2036	**			A
<i>Broken Paver Blocks, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Over Kitchen</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Over Kitchen</i>								
Roll Roofing	5%			2017		5	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	**	5	\$5,300	C
Ceramic Tile	10%			2030	**	5	\$3,500	C
Quarry Tile	3%			2034	**	5	\$1,600	C
Vinyl Tile	80%			2021		3	\$10,400	C
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$4,200	C
Concrete Masonry Unit	5%			LIFE	**	5	\$800	C
Gypsum Board	65%			LIFE	**	5	\$16,200	C
Plaster	20%			LIFE	**	5	\$2,500	C

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

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

Interior

Ceilings

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

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

Conduit	100%			2041	**	1		B
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Panelboards

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

Thermoplastic	100%			2041	**	1		B
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$300	B
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Stand-by Power

Transfer Switches

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

Diesel	100%			2030	**	1	\$9,200	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : One 156 Kva Onan Genset

Batteries

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

Main Tank	100%			2049	**	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : 275 Gals.

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	99%			2026	**	10	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 And T-12 Lamps</i>								
HID	1%			2026	**	10		B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$11,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$1,100	B
Terminal Devices								
Air Handler	80%			2026	**	1	\$11,500	B
Convactor/Radiator	10%			2034	**	1	\$800	B
Fan Coil Unit/Heat	10%			2026	**	1	\$800	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2022	\$332,700	2	\$1,400	B
Heat Rejection								
Evap Condenser	100%			2021	\$21,000	2	\$16,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,900	B
Exhaust Fans								
Interior	50%	Now	\$8,600	2031	**	2	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Unit Could Not Be Located, May Have Been Removed</i>								
Roof	50%	Now	\$1,000	2031	**	2	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Exhaust Fan Was Never Put Into Service</i>								
Plumbing								

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

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

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : FANNY BARNES
Address : 829 SARATOGA AVENUE @RIVERDALE AVENUE
Borough : BROOKLYN **Agency's Number** : FK27
Program / Asset # : DHS0083.000 / 4455 **Yr Built/Renovated** : 1923 / 2006
Area Sq Ft : 42,500 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3583 **Lot** : 6 **BIN** : 3082035

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$45,500
Interior Architecture		\$170,100
Electrical		\$48,500
Mechanical		\$98,000
Total		\$362,000
Priority A		\$45,500
Priority B		\$197,500
Priority C		\$118,900
Total		\$362,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$30,100	\$1,600
Interior Architecture	\$31,500	\$11,500		
Electrical	\$500	\$100	\$300	\$100
Mechanical	\$13,300	\$2,900	\$28,600	\$3,600
Total	\$45,300	\$14,500	\$58,900	\$5,200
Priority A			\$30,100	\$1,600
Priority B	\$18,900	\$3,000	\$28,800	\$3,600
Priority C	\$26,400	\$11,500		
Total	\$45,300	\$14,500	\$58,900	\$5,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%			LIFE	**	5	\$23,500	A
Masonry: Brick	47%			LIFE	**	5	\$22,000	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard And Bulkheads</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$4,600	A
Windows								
Aluminum	100%			2037	**	5	\$3,100	A
Parapets								
Masonry: Brick	40%			LIFE	**	5	\$1,500	A
Masonry: Brick	55%			LIFE	**	5	\$2,000	A
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Inside Face Of Parapet</i>								
<i>Explanation : Stucco On Brick</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,200	A
Roof								
Modified Bitumen	100%			2026	**	10	\$30,100	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,600	C
Ceramic Tile	15%			2030	**	5	\$7,700	C
Vinyl Tile	25%			2021	\$118,900	3	\$4,800	C
Wood	55%			2049	**	5	\$52,700	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$12,200	C
Glass: Single Pane	3%			LIFE	**	5	\$1,400	C
Gypsum Board	57%			LIFE	**	5	\$20,900	C
Plaster	20%			LIFE	**	5	\$3,700	C
Ceilings								
AcousTileSusp.Lay-In	20%			2034	**	5	\$10,200	B
Gypsum Board	80%			LIFE	**	5	\$51,100	B

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

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$900	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	40%			2021	\$32,300	10	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	60%			2021	\$48,500	2	\$500	B
Egress Lighting								
Emergency, Service	50%			2021	\$2,800	1		B
Exit, Battery	50%			2021	\$13,800	10	\$1,200	B
Exterior Lighting								
HID	100%			2021	\$1,400	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$16,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units, Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$9,600	2029	**	4	\$1,700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$11,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2019	\$98,000	2	\$400	B
Window/Wall Unit	15%			2016	\$11,700	1		B
No Component	65%							D

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$60,400	A
Masonry: Brick	15%	Now	\$69,900	LIFE	**	5	\$10,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$44,800	2037	**	5	\$2,400	A
<i>Condensation Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multipurpose Room, Stair #3</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Metal: Cage/Fence	100%	2-4	\$107,400	2041	**	5	\$24,100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Metal Panel	30%	Now	\$48,400	2034	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$300,000	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Library, Security Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	5%	Now	\$17,900	2030	**	5	\$2,100	C
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
Terrazzo	5%			LIFE	**	5	\$3,200	C
Vinyl Tile	75%			2021	\$576,200	3	\$23,200	C
Vinyl Tile	15%	0-2	\$115,200	2031	**	3	\$4,600	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$4,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,900	C
Glass: Single Pane	5%			LIFE	**	5	\$3,700	C
Gypsum Board	20%	Now	\$35,200	LIFE	**	5	\$11,800	C
<i>Graffiti, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Spaces</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Showers</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Spaces</i>								
<i>Explanation : Impact Damage</i>								
Gypsum Board	55%			LIFE	**	5	\$32,600	C
Masonry: Brick	5%			LIFE	**			C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$103,200	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Library, Security Office</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$300	B
Raceway								
Conduit	100%			2031	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	93%			2021	\$121,300	10	\$47,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	5%			2021	\$1,100	10	\$100	B
Incandescent	2%			2016	\$2,600	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$11,200	10	\$6,700	B
Exit, Service	50%			2021	\$4,500	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$27,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$2,700	B
Terminal Devices								
Air Handler	60%			2021	\$198,700	1	\$20,500	B
Convector/Radiator	40%	Now	\$11,600	2026	**	1	\$6,400	B
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Explanation : Broken Covers</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2021	\$113,400	2	\$1,400	B
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Units Serve General Areas Only</i>							
	<i>Explanation : Multiple Roof Units</i>							
Window/Wall Unit	10%			2016	\$12,600	1		B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,800	B
Exhaust Fans								
Interior	10%			2021	\$6,800	2	\$200	B
Roof	90%	Now	\$8,800	2016	\$44,000	2	\$1,200	B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Motors Burnt Out</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
Water Heater								
Gas Fired	100%			2019	\$14,300	2	\$800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Boiler Type Of Hot Water Heater</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor To 2nd Floor Community Room</i>							
	<i>Explanation : One Unit</i>							

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : FORBELL STREET SHELTER
Address : 338 FORBELL STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0066.000 / 3016 **Yr Built/Renovated** : 1979 / 2005
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 12-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 4258 **Lot** : 36 **BIN** : 3095610

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$82,500
Interior Architecture	\$53,400	\$35,300
Electrical	\$63,700	
Mechanical	\$622,500	\$226,900
Total	\$739,600	\$344,600
Priority A		\$82,500
Priority B	\$686,300	\$226,900
Priority C	\$53,400	\$35,300
Total	\$739,600	\$344,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$1,500
Interior Architecture	\$6,100	\$1,300	\$25,900	\$6,100
Electrical	\$100	\$400	\$39,200	
Mechanical	\$3,300	\$8,000	\$9,800	\$8,000
Total	\$9,600	\$9,700	\$74,800	\$15,600
Priority A				\$1,500
Priority B	\$3,400	\$8,400	\$74,800	\$8,000
Priority C	\$6,100	\$1,300		\$6,100
Total	\$9,600	\$9,700	\$74,800	\$15,600



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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$63,700	10	\$24,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Fluorescent	20%			2029	* *	10	\$6,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 Lamps</i>						
HID	2%			2016	\$300	10		B
Egress Lighting								
Emergency, Battery	50%			2016	\$7,000	10	\$4,200	B
Exit, Service	50%			2016	\$2,800	1		B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Radiant Heater	100%			2021	\$169,400	2	\$16,000	B
Terminal Devices								
Air Handler	100%			2016	\$207,500	1	\$21,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	50%			2015	\$247,800	2	\$1,100	B
Ext Pkg Unit - Heating/Cooling	50%	Now	\$126,900	2031	* *	2	\$900	B
		<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 2 Roof Units For 2nd & 3rd Floors Are On Extended Life</i>						
Heat Rejection								
Remote Air Cond	25%			2029	* *	2	\$6,000	B
Remote Air Cond	25%			2021	\$57,500	2	\$6,000	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$19,300	B
Exhaust Fans								
Interior	95%			2016	\$40,400	2	\$1,000	B
Roof	5%			2016	\$1,500	2	\$100	B

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%			LIFE	**	5	\$230,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations All Around.</i>								
<i>Explanation : Brick Repointed.</i>								
Masonry: Brick	5%	Now	\$116,500	LIFE	**	5	\$17,800	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade.</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : West & South Facades.</i>								
Masonry: Limestone	5%	Now	\$108,900	LIFE	**	5	\$13,300	A
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations All Around.</i>								
Metal Panel	10%	Now	\$54,900	2031	**	5	\$66,600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : West Facade</i>								
Window Wall	15%	Now	\$572,200	2031	**	5	\$99,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Fixed Windows Around Drill Floor</i>								
Windows								
Aluminum	10%			2043	**	5	\$2,200	A
Steel	75%	Now	\$1,094,300	2046	**	5	\$105,100	A
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade And North Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade And North Facade</i>								
Wood	10%			2037	**	5	\$22,400	A
Wood	5%	Now	\$34,300	2046	**	5	\$5,600	A
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Facade</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								

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

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$137,800	LIFE	**	5	\$25,000	A
<i>Crazing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Elevation And Throughout.</i>								
Masonry: Brick	80%			LIFE	**	5	\$51,700	A
Masonry: Brick	10%	Now	\$84,100	LIFE	**	5	\$6,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Northwest Corner</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade A Few Misaligned In Toward The Roof Side.</i>								
Metal Panel	5%			2041	**	5	\$12,500	A
Roof								
Built-Up (BUR)	25%	Now	\$377,300	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : West And East Ends</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : West Side.</i>								
<i>Air/Water Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side, Tar Delaminating From The Parapet Wall.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Drill Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West And East Ends</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : North Side.</i>								
<i>Explanation : Pitch Pockets Leaking. Built Up Roof Is The Original.</i>								
Modified Bitumen	75%	Now	\$151,500	2021	\$1,514,700			A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East Side, Two Missing Roof Drain Strainers.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Over Drill Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Hip Roof And Adjacent Surfaces.</i>								

Interior

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DEPT. OF HOMELESS SERVICES - 071
FORT WASHINGTON ARMORY SHELTER

Asset # : 4439

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$32,000	C
Ceramic Tile	3%			2024	**	5	\$8,800	C
Sheet Vinyl/Rubber	23%	Now	\$20,400	2026	**	5	\$50,500	C
<i>Adhesion Failure, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Entrance Lobby Of Armory.</i>								
Terrazzo	2%			LIFE	**	5	\$4,600	C
Traffic Topping	2%	Now	\$7,700	2021	\$154,100	5	\$3,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Epoxy With Sand Finish.</i>								
Traffic Topping	20%			2026	**	5	\$73,100	C
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Track And Portions Of Drill Floor.</i>								
<i>Explanation : Refers To Rubberized Surface.</i>								
Vinyl Tile	25%	Now	\$680,500	2031	**	3	\$27,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors In Shelter.</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second Floors</i>								
Wood	15%			2024	**	5	\$82,300	C
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athletes Bathrooms Being Constructed.</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			C
Cast Stone/Terra Cotta	5%			LIFE	**			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor.</i>								
<i>Explanation : Mechanical Space Walls.</i>								
Ceramic Tile	3%			2024	**	5	\$6,900	C
Gypsum Board	25%			LIFE	**	5	\$34,300	C
Masonry: Brick	37%			LIFE	**			C
Plaster	15%	Now	\$12,300	LIFE	**	5	\$10,300	C
<i>Loose/Delam Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Curved Walls At Main Public Stairway.</i>								
Wood	5%			LIFE	**	5	\$45,700	C
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athlete Bathrooms Being Constructed.</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$47,700	2026	**	5	\$36,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First And Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : First Floor Lobby</i>								
Exposed Concrete	5%	Now	\$27,500	LIFE	**	5	\$2,300	B
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room First Floor Of Shelter.</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Electrical Room And Boiler Rooms In Shelter.</i>								
Exposed Struc: Steel	10%			LIFE	**			B
Masonry: Infill Arch	5%			LIFE	**			B
Plaster	25%			LIFE	**	5	\$45,700	B
Wood	25%			LIFE	**	5	\$639,900	B
Under Construction	5%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Second Floor.</i>								
<i>Explanation : New Athletes Bathrooms Being Constructed.</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2021	\$14,000	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amp.</i>								
Fused Disc Sw	50%			2041	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amp. (Air Conditioning</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2041	**	5	\$400	B
Molded Case Bkrs	50%			2021	\$58,200	5	\$2,600	B
Raceway								
Conduit	80%			2021	\$24,500	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	25%			2037	**	5	\$1,300	B
Molded Case Bkrs	75%			2020	\$66,100	5	\$3,900	B
Wiring								
Thermoplastic	75%			2021	\$35,800	1		B
Thermoplastic	25%			2041	**	1		B

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2019	\$73,600	5	\$1,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	B
Stand-by Power								
Transfer Switches								
Automatic	80%			2034	**	1	\$47,900	B
Automatic	20%			2034	**	1	\$12,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 400 Amp. For Fire Pump</i>						
Generators								
Diesel	100%			2030	**	1	\$75,100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Generator Room (track And Field Space)</i>						
		<i>Explanation : 250 Kw.</i>						
Batteries								
Nickel Cadmium	100%			2016		5	\$43,200	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$5,800	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 600 Gallons.</i>						
Lighting								
Interior Lighting								
Fluorescent	80%			2021	\$369,700	10	\$143,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Mostly T-12</i>						
Fluorescent	3%			2026	**	10	\$5,400	B
HID	15%			2026	**	10	\$1,000	B
Incandescent	2%			2021	\$9,200	2	\$100	B
Egress Lighting								
Exit, Service	50%			2021	\$15,800	1		B
Exit, Battery	50%			2021	\$79,100	10	\$6,600	B
Exterior Lighting								
HID	100%			2021	\$7,700	10	\$600	B
Alarm								
Security System								
Generic	100%			2016	\$653,000	1	\$72,600	B
Fire/Smoke Detection								
Generic	100%			2016	\$2,235,400	1-3	\$119,700	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Pal Space.</i>						
		<i>Explanation : Addressable Type.</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2031	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 6,000 Gallon Tank For # 2 Fuel</i>						
Conversion Equipment								
Steam Boiler	100%	Now	\$165,800	2019	\$552,800	1	\$174,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units / 1 Used For Domestic Hot Water / 1 Unit Needs Re-tubing</i>						
Distribution								
Steam Piping/Pump	100%	Now	\$35,200	2031	**	4	\$9,700	B
		<i>Corroded, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Basement</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Pipe Connection Near Boiler A</i>						
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$63,300	B
Air Conditioning								
Energy Source								
Electricity	80%			2037	**	1		B
Natural Gas	20%			2041	**	1		B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Serves 3rd Floor Track And 4th Floor Bleachers</i>						
Conversion Equipment								
Absorption	20%			2026	**	1	\$42,300	B
Chiller/Direct Fire								
Int Pkg Unit - Cooling	10%			2019	\$280,200	2	\$1,200	B
Ext Pkg Unit - Cooling	5%			2021	\$50,200	2	\$600	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Various</i>						
		<i>Explanation : Split Units</i>						
Window/Wall Unit	5%			2016	\$22,400	1		B
No Component	60%							D
Distribution								
Chilled Wtr Pipe/Pump	15%			2041	**	4	\$1,400	B
Ductwork/Diffusers	15%			LIFE	**	2	\$38,200	B
No Component	70%							D
Terminal Devices								
Fan Coil - Cooling	20%			2026	**	1	\$12,700	B
No Component	80%							D
Heat Rejection								
Remote Air Cond	5%			2021	\$26,000	2	\$6,800	B
Water Cool Tower	20%			2022	\$50,000	2	\$39,300	B
No Component	75%							D

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

Asset # : 4439

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$109,000	B
Exhaust Fans								
Interior	100%			2021	\$8,400	2	\$6,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$50,600	2021	\$50,600	2	\$2,300	B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
HW Heat Exchanger								
Low Temp	100%			2021	\$67,500	4	\$19,400	B
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Domestic Coil In Boiler / No Storage / Inadequate Hot Water Supply</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Bathrooms Under Constuction</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2016	\$10,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$21,100	1	\$12,100	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 To 4</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$102,400	B
Sprinkler								
Generic	100%			2041	* *	1-2	\$54,900	B
Fire Pump								
Generic	100%			2024	* *	1	\$36,600	B

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : FRANKLIN ARMORY SHELTER
Address : 1122 FRANKLIN AVENUE BTWN AC POWELL - FR DOUGLASS BL
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0041.000 / 1940 **Yr Built/Renovated** : 1919 / 2001
Area Sq Ft : 141,400 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-May-2010 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Roof, Floors 1
Block : 2613 **Lot** : 1 **BIN** : 2004260

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$386,500	\$352,700
Interior Architecture	\$513,400	\$435,700
Electrical		\$127,700
Mechanical	\$151,600	\$526,100
Total	\$1,051,500	\$1,442,000
Priority A	\$386,500	\$352,700
Priority B	\$415,800	\$653,700
Priority C	\$249,200	\$435,700
Total	\$1,051,500	\$1,442,000

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$14,200			\$30,000
Interior Architecture	\$40,100	\$3,300	\$6,500	\$3,300
Electrical	\$23,500	\$22,100	\$21,300	\$27,500
Mechanical	\$56,300	\$41,400	\$80,000	\$28,300
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$139,000	\$71,800	\$112,700	\$94,000
Priority A	\$14,200			\$30,000
Priority B	\$103,900	\$68,500	\$106,200	\$60,800
Priority C	\$20,900	\$3,300	\$6,500	\$3,300
Total	\$139,000	\$71,800	\$112,700	\$94,000



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$386,500	LIFE	**	5	\$217,600	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brownstone	5%			LIFE	**	5	\$8,600	A
Windows								
Aluminum	90%			2037	**	5	\$12,500	A
Aluminum	10%	Now	\$14,200	2029	**	5	\$700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Screens At Tower Floors</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tower Floors</i>								
<i>Explanation : Bird Contamination</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$28,900	A
Masonry: Brownstone	10%			LIFE	**	5	\$7,800	A
Roof								
Modified Bitumen	35%			2029	**	10	\$49,800	A
Single Ply Membrane	60%			2029	**	10	\$85,300	A
<i>Vegetation Growth, Extent : Light, Area Affected : 60%</i>								
<i>Location : One Corner On The Low End Of The Vault.</i>								
Skylight, Metal/Glass	5%			2047	**	10	\$23,700	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Glazing On The Roof Vault Windows.</i>								
Interior								
Floors								
Cast in Place Concrete	45%			LIFE	**	5	\$171,800	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 18%</i>								
<i>Location : Throughout Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Sub- Basement Mechanical And Boiler Room Spaces.</i>								
Ceramic Tile	5%			2024	**	5	\$8,700	C
Panel/Paver: Cer/Brk	5%			2029	**	5	\$19,600	C
Quarry Tile	5%			2026	**	5	\$13,100	C
Vinyl Tile	15%			2021	\$263,800	3	\$9,800	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Basement</i>								
Vinyl Tile	15%			2026	**	3	\$13,100	C
Wood	10%	Now	\$156,500	2036	**	5	\$16,400	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor and Drill Floor Balcony</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**			C
Ceramic Tile	5%			2024	**	5	\$6,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$2,700	C
Gypsum Board	30%			LIFE	**	5	\$24,600	C
Masonry: Brick	20%			LIFE	**			C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout Basement And Sub- Basement.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout Basement And Sub- Basement Mechanical And Boiler Spaces.</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Supply Main Space.</i>								
Plaster	35%	Now	\$92,600	LIFE	**	5	\$14,300	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$17,500	B
AcousTileSusp.Lay-In	12%			2034	**	5	\$20,900	B
Exposed Concrete	15%	Now	\$213,400	LIFE	**	5	\$4,100	B
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steel Beam At Area Next To Generator Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Area Next To Generator Room</i>								
Exposed Struc: Steel	45%			LIFE	**			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Drill Floor</i>								
<i>Explanation : Over Drill Floor</i>								
Masonry:Vault Struct	10%			LIFE	**			B
Plaster	8%	Now	\$50,700	LIFE	**	5	\$8,700	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout Basement.</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 5th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor</i>								

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

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	30%			2021	\$1,000	5	\$200 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 2000 Amp. For Service # 1</i>						
Fused Disc Sw	5%			2031	**	5	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : One 400 Amp. For Fire Pump.</i>						
Molded Case Bkrs	65%			2031	**	5	\$2,000 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Two 1600 Amp. For Service # 2</i>						
Switchgear / Switchboard							
Fused Disc Sw	50%			2031	**	5	\$300 B
Molded Case Bkrs	50%			2021	\$23,600	5	\$1,500 B
Raceway							
Conduit	40%			2041	**	1	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Conduit	60%			2021	\$6,600	1	B
Panelboards							
Fused Disc Sw	5%			2037	**	5	\$100 B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Basement</i>						
Molded Case Bkrs	65%			2037	**	5	\$2,000 B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Molded Case Bkrs	30%			2020	\$10,700	5	\$900 B
Wiring							
Thermoplastic	70%			2041	**	1	B
	<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Thermoplastic	30%			2021	\$5,100	1	B
Motor Controllers							
Locally Mounted	70%			2034	**	5	\$500 B
Locally Mounted	30%			2019	\$36,700	5	\$200 B
Ground							
Grounding Devices							
Generic	50%			LIFE	**	5	\$900 B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : At Water Main</i>						
	<i>Explanation : Corroded</i>						
Generic	50%			LIFE	**	5	\$900 B
Stand-by Power							

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Transfer Switches								
Automatic	90%			2034	**	1	\$32,100	B
Automatic	5%			2034	**	1	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 20 Hp For Fire Pump.</i>								
Automatic	5%			2034	**	1	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Transfer Switch Room</i>								
<i>Explanation : 30 Amp. For Fire Alarm</i>								
Generators								
Diesel	100%			2030	**	1	\$44,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2015	\$700	5	\$4,300	B
Fuel Storage								
Day Tank	50%			2037	**	5	\$10,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 180 Gallons.</i>								
Not Accessible	50%							D
Lighting								
Interior Lighting								
Fluorescent	85%			2029	**	10	\$90,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Mostly T-8.</i>								
HID	4%	Now	\$2,000	2031	**			B
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 4%</i>								
<i>Location : Main Hall, Recreation And Several Dormitory Areas.</i>								
HID	11%			2026	**	10	\$400	B
Egress Lighting								
Emergency, Service	40%			2026	**	1		B
Emergency, Battery	10%			2021	\$5,100	10	\$2,800	B
Exit, Service	50%			2026	**	1		B
Alarm								
Security System								
Generic	100%			2026	**	1	\$43,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At All Entrances And Exits, Including Common Areas.</i>								
<i>Explanation : Fixed Cameras.</i>								
Fire/Smoke Detection								
Generic	100%			2026	**	1-3	\$73,600	B

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$115,600	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
<hr/>								
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$8,600	B
<hr/>								
Terminal Devices								
Air Handler	20%			2016	\$151,600	1	\$14,400	B
Convactor/Radiator	60%			2026	**	1	\$22,700	B
Fan Coil Unit/Heat	20%			2021	\$421,100	1	\$7,600	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2016	\$28,900	1		B
No Component	90%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,000	B
<hr/>								
Exhaust Fans								
Interior	50%			2016	\$2,700	2	\$1,800	B
Roof	50%			2026	**	2	\$1,800	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2031	**	1		B
Galv Iron/Steel	25%	Now	\$10,500	2019	\$105,000	1		B
			<i>Corroded, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
<hr/>								
Water Heater								
Electric	90%	Now	\$19,600	2021	\$19,600	4	\$600	B
			<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Electric Units Shut Down / H W Supply From Boiler Coils</i>					
Electric	10%			2020	\$2,200	4	\$100	B
<hr/>								
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$17,300	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boilers</i>					
			<i>Explanation : Domestic Coils In Boiler With Storage Tank / System Provides All Hot Water At Time Of Survey</i>					

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2015	\$6,600	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,900	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$7,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Serves Fire Suppression Only</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
Fire Suppression								
Standpipe								
Generic	100%			2041	* *	1-5	\$61,100	B
Sprinkler								
Generic	100%			2041	* *	1-2	\$32,700	B
Fire Pump								
Generic	100%			2030	* *	1	\$21,800	B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : HARLEM ONE MENS RESIDENCE
Address : 2960 FREDRICK DOUGLASS BLVD. @W. 155 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0033.000 / 1958 **Yr Built/Renovated** : 1954 / 2009
Area Sq Ft : 43,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2105 **Lot** : 1 **BIN** : 1076737

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture	\$43,600	
Electrical	\$119,000	\$287,300
Mechanical	\$180,500	\$521,500
Total	\$343,100	\$808,800
Priority B	\$343,100	\$808,800
Total	\$343,100	\$808,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$87,100		\$11,100	
Interior Architecture	\$87,900			\$4,700
Electrical	\$9,500	\$600	\$1,000	\$700
Mechanical	\$27,500	\$7,500	\$27,300	\$7,000
Total	\$212,000	\$8,100	\$39,400	\$12,400
Priority A	\$87,100		\$11,100	
Priority B	\$48,700	\$8,100	\$28,300	\$7,700
Priority C	\$76,200			\$4,700
Total	\$212,000	\$8,100	\$39,400	\$12,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$33,700	A
Masonry: Brick	87%			LIFE	**	5	\$58,600	A
Masonry: Limestone	3%			LIFE	**	5	\$1,500	A
Windows								
Aluminum	100%	0-2	\$32,400	2039	**	5	\$6,900	A
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Training Room</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$7,700	A
Masonry: Limestone	5%			LIFE	**	5-10	\$1,400	A
Metal Rail	45%			2036	**	5-10	\$18,300	A
Roof								
Copper/Terne	5%			2051	**	10	\$3,100	A
Modified Bitumen	95%			2031	**	10	\$23,800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	3%	Now	\$3,200	2032	**	5	\$700	C
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilet(s) and Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Terrazzo	20%			LIFE	**	5	\$15,600	C
Vinyl Tile	75%	0-2	\$34,800	2028	**	3	\$14,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 3rd Floor Training Room</i>								
Wood	2%			2038	**	5	\$1,900	C
Interior Walls								
Ceramic Tile	4%	Now	\$5,100	2032	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilet(s), Showers and Kitchen</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$25,000	C
Gypsum Board	26%			LIFE	**	5-10	\$19,700	C
Ceilings								
AcousTile,Adhered	20%	Now	\$11,700	2028	**	5	\$5,000	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout Cafeteria</i>								
Exposed Concrete	80%			LIFE	**	5-10	\$49,800	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$5,200	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) Main Service Switches Rated @ 600 Amperes Each</i>								
<hr/>								
Switchgear / Switchboard								
Fused Knife Sw	100%	2-4	\$72,700	2053	**	5	\$100	B
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Raceway								
Conduit	100%			2023	\$12,500	1		B
<hr/>								
Panelboards								
Fused Toggle Switch	60%	2-4	\$46,300	2048	**	5	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Molded Case Bkrs	20%			2022	\$15,400	5	\$200	B
Molded Case Bkrs	20%			2031	**	5	\$200	B
<hr/>								
Wiring								
Braided Cloth	80%	0-2	\$8,300	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2033	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	100%			2021	\$12,400	5	\$200	B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2023	\$287,300	10	\$29,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps And Compact Fluorescent</i>								
<hr/>								
HID	2%			2023	\$2,700	10		B
<hr/>								
Egress Lighting								
Emergency, Service	50%			2023	\$2,700	1		B
Exit, Service	50%			2023	\$2,700	1		B
<hr/>								
Exterior Lighting								
HID	100%			2023	\$14,300	10	\$100	B
<hr/>								
Alarm								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	**	1-3	\$6,500	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	\$9,100	2033	**	5	\$5,200	B
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Oil Tank</i>								
Conversion Equipment								
Steam Boiler	100%	2-4	\$180,500	2043	**	1	\$29,700	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boilers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$5,200	2023	\$258,900	4	\$1,600	B
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Steam Shut Off Valve</i>								
Terminal Devices								
Air Handler	25%			2028	**	1	\$5,200	B
Convactor/Radiator	75%			2021	\$262,700	1	\$8,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2028	**	2	\$100	B
Window/Wall Unit	25%			2016	\$19,100	1		B
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,400	B
Exhaust Fans								
Interior	25%			2023	\$10,200	2	\$300	B
Roof	75%			2018	\$22,100	2	\$800	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		B

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Water Heater								
Oil Fired	50%			2018	\$5,800	1	\$500	B
No Component	50%							D
HW Heat Exchanger								
Low Temp	50%			2033	* *	4	\$1,700	B
No Component	50%							D
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,100	4	\$2,000	B
Backflow Preventer								
Generic	100%			2023	\$3,600	1	\$2,100	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2043	* *	1-2	\$9,300	B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : HELP 1
Address : 515 BLAKE AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0088.000 / 14349 **Yr Built/Renovated** : 1987 / 2009
Area Sq Ft : 123,910 **Project Type** : HOMELESS SERVICES
Date of Survey : 04-Dec-2009 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3766 **Lot** : 1 **BIN** : 3252577

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,042,200	\$128,200
Interior Architecture		\$1,199,700
Electrical	\$367,200	
Mechanical		\$161,300
Total	\$1,409,400	\$1,489,200
Priority A	\$1,042,200	\$128,200
Priority B	\$367,200	\$226,500
Priority C		\$1,134,400
Total	\$1,409,400	\$1,489,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,900		\$29,300	\$900
Interior Architecture	\$17,700	\$22,200		\$2,800
Electrical	\$1,700		\$17,400	
Mechanical	\$8,500	\$8,900	\$35,000	\$11,400
Total	\$41,800	\$31,100	\$81,700	\$15,000
Priority A	\$13,900		\$29,300	\$900
Priority B	\$25,100	\$8,900	\$52,400	\$11,400
Priority C	\$2,800	\$22,200		\$2,800
Total	\$41,800	\$31,100	\$81,700	\$15,000



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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$16,000	A
Stucco Cement	80%	Now	\$630,900	2026	**	5	\$128,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartments</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually Eifs Cladding.</i>								
Windows								
Aluminum	80%	Now	\$323,600	2046	**	5	\$3,400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Apartments</i>								
Aluminum	20%			2037	**	5	\$1,700	A
Parapets								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,300	A
Metal Rail	5%			2026	**	5-10	\$12,200	A
Stucco Cement	80%			2034	**	5	\$27,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Apartments</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Apartments</i>								
<i>Explanation : This Component Is Actually E I F S Cladding System</i>								
Roof								
Modified Bitumen	80%			2026	**	10	\$87,700	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Apartments</i>								
Single Ply Membrane	20%			2026	**	10	\$21,900	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Multipurpose Room</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$16,300	C
Ceramic Tile	5%			2030	**	5	\$7,500	C
Vinyl Tile	75%			2021	\$1,040,300	3	\$41,900	C
Vinyl Tile	15%			2026	**	3	\$11,200	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$8,900	C
Concrete Masonry Unit	5%			LIFE	**	5	\$3,600	C
Glass: Single Pane	2%			LIFE	**	5	\$2,700	C
Gypsum Board	88%			LIFE	**	5	\$94,100	C

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

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset # : 14349

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2034	**	5	\$29,800	B
Exposed Concrete	10%			LIFE	**	5	\$2,300	B
Plaster	70%			LIFE	**	5	\$65,200	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	5	\$500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Protector Rated @ 1200 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	**	5	\$2,700	B
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Raceway

Conduit	100%			2031	**	1		B
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Panelboards

Molded Case Bkrs	100%			2029	**	5	\$2,700	B
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Wiring

Thermoplastic	100%			2031	**	1		B
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Motor Controllers

Locally Mounted	100%			2019		5	\$700	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Lighting

Interior Lighting

Fluorescent	100%			2016	\$235,500	10	\$91,400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Egress Lighting

Emergency, Service	50%			2016	\$8,100	1		B
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Exit, Battery	50%			2016	\$40,300	10	\$3,400	B
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Exterior Lighting

HID	100%			2016	\$4,000	10	\$300	B
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

Heating

Energy Source

Natural Gas	100%			2041	**	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071

HELP 1

Asset #: 14349

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$49,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Boiler Rooms, Each Has 2 Hydrotherm Units With 4 Burners Each. Each Unit Is 842,000 Btu/hr</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$4,900	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$32,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2021	\$73,100	2	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Of Center Office Section</i>								
<i>Explanation : Only Center Office Section Has Ac And Furnace Units</i>								
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$5,600	B
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Administrative Area</i>								
<i>Explanation : Center Section Only</i>								
No Component	90%							D
Exhaust Fans								
Roof	100%			2021	\$88,200	2	\$3,100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
Water Heater								
Gas Fired	100%			2016	\$25,800	2	\$1,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : HELP WOMEN'S CENTER (FORMER P.S. 63 - BK)
Address : 116 WILLIAMS AVENUE @ LIBERTY AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0013.000 / 1973 **Yr Built/Renovated** : 1926 / 2011
Area Sq Ft : 86,172 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 3699 **Lot** : 1 **BIN** : 3083637

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$114,100	\$69,600
Interior Architecture	\$208,400	\$43,700
Electrical		\$937,800
Mechanical	\$35,100	\$297,000
Total	\$357,600	\$1,348,100
Priority A	\$114,100	\$69,600
Priority B	\$131,300	\$1,278,500
Priority C	\$112,100	
Total	\$357,600	\$1,348,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$71,700			
Interior Architecture	\$52,800		\$17,500	\$2,200
Electrical	\$43,000	\$10,200	\$11,300	\$11,900
Mechanical	\$57,600	\$13,900	\$18,600	\$15,500
Total	\$225,200	\$24,100	\$47,400	\$29,700
Priority A	\$71,700			
Priority B	\$113,100	\$24,100	\$34,900	\$27,500
Priority C	\$40,400		\$12,500	\$2,200
Total	\$225,200	\$24,100	\$47,400	\$29,700



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

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

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

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

Asset # : 1973

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%	0-2	\$114,100	LIFE	**	5	\$69,600	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Around Windows On 2nd Floor Along Williams Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$5,500	A
Windows								
Aluminum	90%			2039	**	5	\$26,500	A
Metal Louvers	10%	Now	\$19,000	2032	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd And 4th Floor, Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actually Safety Gates On The Exterior Of The Windows</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$10,200	A
Masonry: Brick	75%	4+	\$17,600	LIFE	**	5	\$2,700	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Face Along William Street</i>								
Metal Panel	5%			2043	**	5	\$700	A
Metal: Cage/Fence	5%	Now	\$500	2028	**	5	\$600	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Yard On Lower Roof</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,300	A
Roof								
Asphalt Macadam	10%	Now	\$1,500	2023	\$14,800	5	\$1,300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area In Boiler Room</i>								
Modified Bitumen	30%	Now	\$8,500	2028	**			A
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Recreation Yard</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Recreation Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Recreation Room</i>								
<i>Explanation : Covered With Rubber Pads</i>								
Modified Bitumen	60%			2028	**	10	\$24,100	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Roof, 2011</i>								

Interior

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

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

Asset # : 1973

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$43,700	C
Ceramic Tile	5%			2036	**	5	\$5,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Marble Panels	5%			LIFE	**	5	\$7,500	C
Vinyl Tile	80%			2028	**	3	\$30,000	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$4,500	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : 4th Floor Bathrooms, 2011</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,200	C
Gypsum Board	10%			LIFE	**	5-10	\$15,200	C
Masonry: Brick	5%			LIFE	**	10	\$1,300	C
Plaster	70%	Now	\$112,100	LIFE	**	5	\$18,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staircase D, Recreation Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$10,000	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout, 2012</i>								
Exposed Concrete	10%	Now	\$37,600	LIFE	**	5	\$1,600	B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steel Members, Ash Hoist Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Meter Room In Boiler Room, Old Ash Hoist Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ash Hoist Area</i>								
Metal Panel	10%			LIFE	**	5	\$25,000	B
Plaster	70%	0-2	\$58,700	LIFE	**	5	\$43,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Recreation Room</i>								

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

Under 600 Volts

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

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

Asset # : 1973

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2023	\$800	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2033	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	25%			2043	**	5	\$100	B
Fused Disc Sw	50%			2023	\$14,500	5	\$200	B
Molded Case Bkrs	25%			2043	**	5	\$500	B
Raceway								
Conduit	25%			2043	**	1		B
Conduit	70%			2023	\$4,500	1		B
Conduit	5%			2049	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$200	B
Fused Toggle Switch	10%	2-4	\$2,200	2048	**	5	\$100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	30%			2031	**	5	\$600	B
Molded Case Bkrs	45%			2022	\$9,900	5	\$800	B
Molded Case Bkrs	5%			2045	**	5	\$100	B
Wiring								
Braided Cloth	25%	2-4	\$2,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2033	**	1		B
Thermoplastic	5%			2049	**	1		B
Thermoplastic	20%			2023	\$2,000	1		B
Motor Controllers								
Locally Mounted	70%			2021	\$61,800	5	\$300	B
Locally Mounted	30%			2028	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$21,800	B
Generators								
Diesel	100%			2026	**	1	\$27,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 188 Kva</i>								

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

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

Asset # : 1973

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,600	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$2,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 275 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	7%			2028	* *	10	\$4,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	40%			2018	\$63,100	10	\$24,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2031	* *	10	\$30,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	3%			2023	\$800	10	\$100	B
Egress Lighting								
Emergency, Service	30%			2031	* *	1		B
Emergency, Battery	20%			2023	\$5,400	10	\$3,200	B
Exit, Service	30%			2023	\$3,200	1		B
Exit, Service	20%			2031	* *	1		B
Exterior Lighting								
HID	100%			2023	\$2,800	10	\$200	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2028	* *	1	\$13,200	B
Fire/Smoke Detection								
Generic	100%			2023	\$812,900	1-3	\$44,800	B

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

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

Asset # : 1973

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$66,200	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>						
<hr/>								
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$3,300	B
<hr/>								
Terminal Devices								
Air Handler	45%			2023	\$180,300	1	\$18,600	B
Convactor/Radiator	50%	Now	\$35,100	2028	**	1	\$9,700	B
		<i>Broken, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Traps And Thermostats</i>						
<hr/>								
Fan Coil Unit/Heat	5%			2023	\$55,600	1	\$1,100	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2023	\$34,300	2	\$400	B
Window/Wall Unit	40%			2018	\$61,100	1		B
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Third Floor</i>						
		<i>Explanation : Third Floor Units Maintained By Others</i>						
<hr/>								
No Component	50%							D
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,900	B
<hr/>								
Exhaust Fans								
Interior	100%	Now	\$24,600	2028	**	2	\$1,600	B
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 3rd Floor, 4th Floor</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 3rd And 4th Floors</i>						
		<i>Explanation : Some Large Ceiling Fans Have Been Installed</i>						
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		B
<hr/>								
Water Heater								
Gas Fired	100%			2021	\$17,300	2	\$1,000	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
		<i>Broken, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : North Side Over Recreation Room, Probable Cracked Storm Drain Pipe</i>						
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2028	**	4	\$1,300	B

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

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

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

Asset # : 1973

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : JACKSON FAMILY SHELTER
Address : 691 EAST 138TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0057.000 / 52 **Yr Built/Renovated** : 1990 /
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 24-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2567 **Lot** : 13 **BIN** : 2003811

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$247,600	\$61,900
Interior Architecture		\$105,600
Electrical		\$44,100
Mechanical		\$140,600
Total	\$247,600	\$352,200
Priority A	\$247,600	\$61,900
Priority B		\$253,500
Priority C		\$36,800
Total	\$247,600	\$352,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,800			\$2,100
Interior Architecture	\$9,200	\$3,700		\$9,200
Electrical	\$700		\$400	
Mechanical	\$12,900	\$4,300	\$15,400	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$65,500	\$11,900	\$19,700	\$20,800
Priority A	\$38,800			\$2,100
Priority B	\$17,500	\$8,300	\$19,700	\$9,500
Priority C	\$9,200	\$3,700		\$9,200
Total	\$65,500	\$11,900	\$19,700	\$20,800



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$800	A
Masonry: Brick	98%			LIFE	**	5	\$61,900	A
Windows								
Aluminum	100%			2037	**	5	\$4,200	A
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$4,600	A
Metal Rail	30%	Now	\$4,200	2034	**	5	\$14,100	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	35%			2034	**	10	\$34,600	A
Modified Bitumen	65%	Now	\$247,600	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor At Southeast Section</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Above And Near Room 304</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Child Care Section And Offices, Corridor Near Room 303</i>								
Interior								
Floors								
Carpet	5%			2020		3	\$7,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	C
Ceramic Tile	10%			2030	**	5	\$7,300	C
Vinyl Tile	80%			2026	**	3	\$29,400	C
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$8,800	C
Glass: Single Pane	2%			LIFE	**	5	\$1,300	C
Gypsum Board	70%			LIFE	**	5	\$36,800	C
Masonry: Brick	3%			LIFE	**			C
Ceilings								
Exposed Concrete	10%			LIFE	**	5	\$1,100	B
Gypsum Board	75%			LIFE	**	5	\$68,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Child Care And Offices</i>								
Plaster	15%			LIFE	**	5	\$6,900	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Room 303</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	10%			2029	**	5	\$100	B
Molded Case Bkrs	90%			2029	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	98%			2029	**	10	\$44,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2029	**	10		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : High Pressure Sodium Lights</i>								
Egress Lighting								
Emergency, Battery	20%			2021		10	\$2,400	B
Exit, Service	80%			2021		1	\$6,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$24,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,400	B

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Terminal Devices								
Air Handler	20%			2026	**	1	\$6,100	B
Convactor/Radiator	80%			2034	**	1	\$12,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2022	\$140,600	2	\$600	B
Window/Wall Unit	20%			2019	\$22,400	1		B
No Component	60%							D
Heat Rejection								
Remote Air Cond	100%			2026	**	2	\$34,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-3</i>						
		<i>Explanation : 1 Unit</i>						

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$42,800	
Electrical	\$45,500	
Mechanical		\$259,400
Total	\$88,300	\$259,400
Priority A	\$42,800	
Priority B	\$45,500	\$259,400
Total	\$88,300	\$259,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$23,500			\$1,100
Interior Architecture	\$63,400	\$900	\$5,500	\$1,600
Electrical	\$100	\$300	\$22,600	
Mechanical	\$3,900	\$4,300	\$20,000	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,800	\$9,500	\$52,100	\$10,400
Priority A	\$23,500			\$1,100
Priority B	\$33,900	\$8,600	\$46,500	\$7,700
Priority C	\$37,400	\$900	\$5,500	\$1,600
Total	\$94,800	\$9,500	\$52,100	\$10,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	36%			LIFE	**	5	\$12,200	A
Masonry: Brick	60%	Now	\$13,300	LIFE	**	5	\$20,300	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Bulkhead</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,200	A
Stucco Cement	2%			2034	**	5	\$1,700	A
Windows								
Aluminum	100%			2037	**	5	\$2,300	A
Parapets								
Masonry: Brick	45%	Now	\$7,800	LIFE	**	5	\$1,200	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Stucco On Brick Inner Face</i>								
Masonry: Brick	20%			LIFE	**	5	\$500	A
Masonry: Brick	20%			LIFE	**	5	\$500	A
Masonry: Limestone	5%			LIFE	**	5	\$200	A
Metal Rail	5%			2034	**	5-10	\$2,400	A
Pre-Cast Concrete	5%			LIFE	**	5	\$800	A
Roof								
Modified Bitumen	95%			2029	**	10	\$20,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$42,800	2031	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	2%	Now	\$500	LIFE	**	5	\$1,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Stairs Steps</i>								
Ceramic Tile	5%			2030	**	5	\$1,800	C
Quarry Tile	20%			2026	**	5	\$11,100	C
Terrazzo	38%	Now	\$8,200	LIFE	**	5	\$11,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Steps</i>								
Vinyl Tile	35%			2026	**	3	\$6,500	C
Interior Walls								
Ceramic Tile	15%			2024	**	5	\$6,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,800	C
Gypsum Board	15%			LIFE	**	5	\$4,000	C
Plaster	60%	Now	\$23,700	LIFE	**	5	\$7,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Cafeteria And Rooms</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,500	B
Gypsum Board	10%			LIFE	**	5	\$4,600	B
Plaster	75%	Now	\$23,200	LIFE	**	5	\$17,300	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 4th Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$14,500	5	\$100	B
<hr/>								
Raceway								
Conduit	90%			2021	\$2,300	1		B
Conduit	10%			2031	**	1		B
<hr/>								
Panelboards								
Molded Case Bkrs	90%			2020	\$9,900	5	\$600	B
Molded Case Bkrs	10%			2029	**	5	\$100	B
<hr/>								
Wiring								
Thermoplastic	90%			2021	\$3,600	1		B
Thermoplastic	10%			2031	**	1		B
<hr/>								
Motor Controllers								
Locally Mounted	80%			2026	**	5	\$100	B
Locally Mounted	20%			2019	\$1,500	5		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	78%			2016	\$45,500	10	\$17,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T12 Lamps</i>								
Fluorescent	20%			2026	**	10	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T8 Lamps</i>								
HID	2%			2016	\$200	10		B

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

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

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

Heating

Energy Source								
Natural Gas	100%			2041	**	1		B

Conversion Equipment

Steam Boiler	100%			2034	**	1	\$24,500	B
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

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

Convactor/Radiator	100%			2019	\$259,400	1	\$8,000	B
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Air Conditioning

Energy Source								
Electricity	100%			2029	**	1		B

Conversion Equipment

Ext Pkg Unit - Cooling	10%			2021	\$12,700	2	\$200	B
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Window/Wall Unit	10%			2016	\$5,600	1		B
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No Component	80%							D
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Heat Rejection

Remote Air Cond	10%			2021	\$3,300	2	\$1,700	B
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No Component	90%							D
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Ventilation

Distribution

Ductwork/Diffusers	20%			LIFE	**	2-5	\$2,800	B
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No Component	80%							D
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Exhaust Fans

Interior	10%			2021	\$3,000	2	\$100	B
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Roof	10%			2021	\$2,200	2	\$100	B
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No Component	80%							D
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Plumbing

H/C Water Piping

Brass/Copper	20%			2031	**	1		B
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Galv Iron/Steel	80%			2026	**	1		B
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Water Heater

Gas Fired	100%			2019	\$6,400	2	\$400	B
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Sanitary Piping

Cast Iron	100%			LIFE	**	1		B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : JAMAICA ASSESSMENT CENTER ANNEX
Address : 175-10 88TH AVENUE
Borough : QUEENS **Agency's Number** : CQR1
Program / Asset # : DHS0087.010 / 4465 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 9,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 21-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 9833 **Lot** : 4 **BIN** : 4448804

CAPITAL

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$8,400	\$300
Interior Architecture	\$600	\$1,000	\$2,800	\$400
Electrical		\$100	\$1,700	
Mechanical	\$1,000	\$1,200	\$13,000	\$1,300
Total	\$1,700	\$2,200	\$26,000	\$2,100
Priority A			\$8,400	\$300
Priority B	\$1,100	\$1,300	\$14,700	\$1,300
Priority C	\$600	\$1,000	\$2,800	\$400
Total	\$1,700	\$2,200	\$26,000	\$2,100



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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2021	\$2,500	1		B
Panelboards								
Molded Case Bkrs	100%			2020	\$17,700	5	\$200	B

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

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

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

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

Asset # : 4465

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2021	\$3,900	1		B
Motor Controllers								
Locally Mounted	100%			2019	\$1,800	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$15,400	10	\$6,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T12 Lamps</i>						
Incandescent	10%			2016	\$1,700	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$1,500	10	\$900	B
Exit, Service	50%			2021	\$600	1		B

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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
JAMAICA ASSESSMENT CENTER ANNEX

Asset # : 4465

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

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

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

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

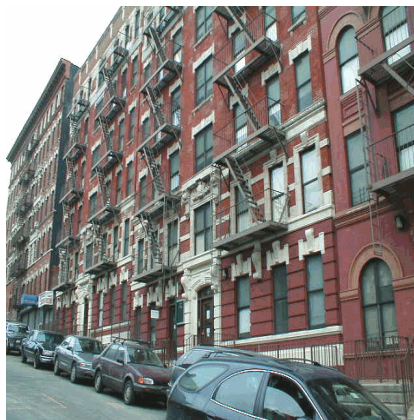
Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : JENNIE A. CLARKE RESIDENCE (5 BUILDINGS)
Address : 179-191 E 100TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0061.000 / 3010 **Yr Built/Renovated** : 1912 / 1992
Area Sq Ft : 85,476 **Project Type** : HOMELESS SERVICES
Date of Survey : 27-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 1628 **Lot** : 24 **BIN** : 1051796

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$186,000	\$178,400
Interior Architecture	\$58,400	\$191,100
Electrical		\$218,000
Total	\$244,400	\$587,500
Priority A	\$186,000	\$178,400
Priority B		\$295,800
Priority C	\$58,400	\$113,300
Total	\$244,400	\$587,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$11,700		\$25,900	
Interior Architecture	\$5,400	\$6,200		\$5,400
Electrical	\$100		\$2,800	\$900
Mechanical	\$5,900	\$9,300	\$41,100	\$8,200
Total	\$23,100	\$15,500	\$69,800	\$14,500
Priority A	\$11,700		\$25,900	
Priority B	\$6,100	\$9,300	\$43,900	\$9,100
Priority C	\$5,400	\$6,200		\$5,400
Total	\$23,100	\$15,500	\$69,800	\$14,500



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

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

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

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

Asset # : 3010

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$47,500	A
Masonry: Brick	45%			LIFE	**	5	\$54,800	A
Stucco Cement	50%			2034	**	5	\$152,100	A
Windows								
Aluminum	90%	Now	\$109,900	2037	**	5	\$11,700	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Metal Clad	10%			2029	**	5	\$16,200	A
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$5,100	A
Stucco Cement	35%			2034	**	5	\$7,100	A
Roof								
Modified Bitumen	95%			2026	**	10	\$25,900	A
Skylight, Metal/Glass	5%			2031	**	10	\$4,500	A
Interior								
Floors								
Carpet	5%			2020	\$27,600	3	\$9,600	C
Ceramic Tile	5%			2030	**	5	\$4,800	C
Vinyl Tile	25%			2026	**	3	\$12,000	C
Wood	65%			2036	**	5	\$116,700	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$7,600	C
Gypsum Board	60%			LIFE	**	5	\$54,900	C
Masonry: Fieldstone	5%			LIFE	**			C
Plaster	30%			LIFE	**	5	\$13,700	C
Ceilings								
Gypsum Board	65%			LIFE	**	5	\$77,800	B
Plaster	35%			LIFE	**	5	\$20,900	B

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

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

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

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

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

Asset # : 3010

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	50%			2026	**	5	\$200	B
Locally Mounted	50%			2019	\$8,300	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	95%			2021	\$157,100	10	\$60,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Lamp T-12</i>								
Incandescent	5%			2021	\$8,300	2	\$100	B
Egress Lighting								
Exit, Service	50%			2026	**	1		B
Exit, Battery	50%			2026	**	10	\$2,400	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$34,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit With 4 Sections</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$3,500	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$22,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$16,000	1		B
No Component	90%							D
Ventilation								

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

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

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

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

Asset # : 3010

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : **KENTON HALL SHELTER FORMER KENTON HOTEL**
 Address : **333 BOWERY**
 Borough : **MANHATTAN** Agency's Number : **M060**
 Program / Asset # : **DHS0068.000 / 4440** Yr Built/Renovated : **1900 / 2009**
 Area Sq Ft : **23,300** Project Type : **HOMELESS SERVICES**
 Date of Survey : **18-Aug-2009** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Roof, Floors 1,3,5**
 Block : **458** Lot : **4** BIN : **1079828**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$42,700
Interior Architecture	\$226,700	
Mechanical		\$54,700
Total	\$226,700	\$97,300
Priority A		\$42,700
Priority B		\$54,700
Priority C	\$226,700	
Total	\$226,700	\$97,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$7,600	
Interior Architecture	\$19,800	\$1,800		\$4,000
Electrical	\$2,500	\$2,300	\$21,200	\$1,500
Mechanical	\$1,900	\$2,300	\$10,500	\$2,700
Total	\$24,200	\$6,400	\$39,300	\$8,200
Priority A			\$7,600	
Priority B	\$9,100	\$4,600	\$31,700	\$4,300
Priority C	\$15,100	\$1,800		\$4,000
Total	\$24,200	\$6,400	\$39,300	\$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.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$42,700	A
<i>Repairs in Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Front Facade</i>								
Stucco Cement	10%			2026	**	5	\$11,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$3,400	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Under Construction	100%							D
Roof								
Modified Bitumen	98%			2031	**	10	\$11,700	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%			2051	**	10	\$800	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$11,100	LIFE	**	5	\$8,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Shower Rooms</i>								
Ceramic Tile	5%	Now	\$4,000	2030	**	5	\$900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Rooms</i>								
Vinyl Tile	85%	Now	\$177,200	2026	**	3	\$11,900	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$3,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,500	C
Glass: Single Pane	2%			LIFE	**	5	\$1,100	C
Gypsum Board	35%			LIFE	**	5	\$15,300	C
Masonry: Brick	15%			LIFE	**			C
Plaster	38%	Now	\$49,500	LIFE	**	5	\$8,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%			2034	**	5	\$9,300	B
Gypsum Board	10%			LIFE	**	5	\$4,700	B
Metal Panel	50%			LIFE	**	5	\$23,300	B
Plaster	15%			LIFE	**	5	\$3,500	B

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

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

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

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

Asset # : 4440

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

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

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

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

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

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

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

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

Asset # : 4440

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Heat Rejection								
Remote Air Cond	10%			2021	\$4,400	2	\$1,300	B
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 2nd Floor Roof</i>						
		<i>Explanation : 1 Exterior Unit</i>						
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,600	B
Exhaust Fans								
Interior	90%			2021	\$21,100	2	\$500	B
Roof	10%			2021	\$1,700	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	* *	1		B
Galv Iron/Steel	70%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$4,900	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2031	* *	1	\$1,200	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : LEXINGTON AVE. WOMEN'S SHELTER
Address : 85 LEXINGTON AVE. BTWN CLASSON AVE - FRANKLIN AVE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0022.000 / 1976 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 24,666 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1967 **Lot** : 68 **BIN** : 3056327

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$428,200
Electrical		\$223,000
Mechanical		\$110,900
Total		\$762,100
Priority B		\$527,400
Priority C		\$234,700
Total		\$762,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$39,000		\$5,700	\$2,400
Interior Architecture	\$37,200		\$16,000	\$6,400
Electrical	\$3,000	\$2,000	\$2,600	\$2,100
Mechanical	\$4,400	\$1,800	\$2,600	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$87,600	\$7,800	\$30,800	\$16,700
Priority A	\$39,000		\$5,700	\$2,400
Priority B	\$11,400	\$7,800	\$24,000	\$7,900
Priority C	\$37,200		\$1,100	\$6,400
Total	\$87,600	\$7,800	\$30,800	\$16,700



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

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

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

DEPT. OF HOMELESS SERVICES - 071
LEXINGTON AVE. WOMEN'S SHELTER
Asset # : 1976

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$40,800	A
Masonry: Brick	10%			LIFE	**	5	\$4,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facde</i>								
<i>Explanation : Stucco On Brick</i>								
<hr/>								
Windows								
Aluminum	100%			2039	**	5	\$1,500	A
<hr/>								
Parapets								
Masonry: Brick	60%			LIFE	**	5-10	\$14,700	A
Metal Panel	5%	Now	\$3,000	2043	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping At West Parapet</i>								
<hr/>								
Metal: Cage/Fence	35%			2036	**	5-10	\$9,700	A
<hr/>								
Roof								
Asphalt Shingle	5%			2032	**	10	\$200	A
IRMA/Protected Membrane	85%			2028	**	10	\$24,700	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roll Roofing	10%			2022		5	\$4,800	A
<hr/>								
Interior								
Floors								
Ceramic Tile	10%			2032	**	5	\$3,000	C
Quarry Tile	5%			2036	**	5	\$2,200	C
Vinyl Tile	85%			2023		3	\$12,600	C
<hr/>								
Interior Walls								
Ceramic Tile	10%			2032	**	5	\$3,500	C
Gypsum Board	85%			LIFE	**	5-10	\$51,300	C
SGFT/Glazed Masonry	5%			LIFE	**	10	\$900	C
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%			2021		5	\$29,700	B
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
LEXINGTON AVE. WOMEN'S SHELTER
Asset # : 1976

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	**	5	\$500	B
Raceway								
Conduit	95%			2033	**	1		B
Conduit	5%			2043	**	1		B
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$500	B
Wiring								
Thermoplastic	90%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$6,200	B
Generators								
Diesel	100%			2026	**	1	\$7,800	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Outside</i>				
				<i>Explanation : Emergency Generator Rated @ 60 Kw</i>				
Batteries								
Lead/Acid	100%			2016	\$600	5	\$700	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$600	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Outside</i>				
				<i>Explanation : 300 Gallons Capacity</i>				
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$121,000	10	\$13,600	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
Fluorescent	20%			2023	\$32,300	10	\$3,600	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T- 8 Lamps</i>				
Incandescent	5%			2018	\$2,300	2		B
Egress Lighting								
Emergency, Service	60%			2028	**	1		B
Exit, Service	40%			2023	\$1,300	1		B
Exterior Lighting								
HID	100%			2023	\$800	10	\$100	B

Alarm

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

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

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

DEPT. OF HOMELESS SERVICES - 071
LEXINGTON AVE. WOMEN'S SHELTER
Asset # : 1976

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

Alarm

Security System

No Component

70%

Generic

30%

2028

* *

1

\$2,300

D

B

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

Fire/Smoke Detection

No Component

70%

Generic

30%

2023

\$69,800

1-3

\$3,900

D

B

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

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

Heating

Energy Source

Fuel Oil No 2

100%

2033

* *

5

\$6,100

B

Conversion Equipment

Hot Water Boiler

100%

2028

* *

1

\$9,800

B

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

Distribution

Hot Wtr Piping/Pump

100%

2022

\$110,900

4

\$1,500

B

Terminal Devices

Under Construction

100%

D

Air Conditioning

Energy Source

Electricity

100%

2031

* *

1

B

Conversion Equipment

Window/Wall Unit

60%

2021

\$27,200

1

B

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

No Component

40%

D

Ventilation

Distribution

Ductwork/Diffusers

40%

LIFE

* *

2-5

\$7,000

B

No Component

60%

D

Exhaust Fans

Interior

30%

2023

\$7,300

2

\$200

B

Roof

15%

2023

\$2,600

2

\$100

B

No Component

55%

D

Plumbing

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

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

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

DEPT. OF HOMELESS SERVICES - 071
LEXINGTON AVE. WOMEN'S SHELTER
Asset # : 1976

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
H/C Water Piping Brass/Copper	100%			2033	* *	1		B
Water Heater Gas Fired	100%			2021	\$5,100	2	\$300	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s) Electric	100%			2028	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2, R</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler Generic	100%			2033	* *	1-2	\$5,600	B

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : LINDEN FAMILY RESIDENCE FORMER LINDEN GENERAL HOSPITAL
Address : 501 NEW LOTS AVENUE BTWN BRADFORD ST. - MILLER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0011.000 / 1971 **Yr Built/Renovated** : 1920 / 2008
Area Sq Ft : 22,218 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3844 **Lot** : 1 **BIN** : 3085646

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Mechanical			\$156,100
Total			\$156,100
Priority B			\$156,100
Total			\$156,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$45,200	\$400		
Interior Architecture	\$42,700		\$2,600	\$900
Electrical	\$1,800	\$1,500	\$1,900	\$1,600
Mechanical	\$7,200	\$3,200	\$3,500	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$100,800	\$9,000	\$12,000	\$9,300
Priority A	\$45,200	\$400		
Priority B	\$32,900	\$8,600	\$9,400	\$8,400
Priority C	\$22,800		\$2,600	\$900
Total	\$100,800	\$9,000	\$12,000	\$9,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	**	5	\$44,900	A
<i>Graffiti, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Riverdale Avenue</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,800	A
Windows								
Aluminum	100%	0-2	\$18,000	2039	**	5	\$1,900	A
<i>Unit Inoperable, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	4+	\$3,200	LIFE	**	5	\$1,000	A
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$700	A
Metal Rail	5%			2040	**	5-10	\$1,000	A
Roof								
Modified Bitumen	98%			2028	**	10	\$15,900	A
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	2%			2028	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$9,700	C
Ceramic Tile	5%			2026	**	5	\$1,100	C
Quarry Tile	5%			2028	**	5	\$1,700	C
Terrazzo	5%			LIFE	**	5	\$1,700	C
Vinyl Tile	75%			2028	**	3	\$6,200	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor(s)</i>								
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$1,800	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	C
Masonry: Brick	10%			LIFE	**	10	\$1,100	C
Marble Panels	5%			LIFE	**	10	\$700	C
Plaster	75%			LIFE	**	5-10	\$22,500	C
Ceilings								
AcousTileSusp.Lay-In	30%			2028	**	5	\$6,700	B
Embossed Metal	5%			LIFE	**	5	\$1,000	B
Gypsum Board	15%			LIFE	**	5-10	\$11,500	B
Plaster	50%			LIFE	**	5-10	\$19,100	B

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two 200 Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	**	5	\$500	B
Raceway								
Conduit	90%			2023		1		B
Conduit	10%			2043	**	1		B
Panelboards								
Fused Disc Sw	15%			2031	**	5	\$100	B
Molded Case Bkrs	25%			2031	**	5	\$100	B
Molded Case Bkrs	10%			2039	**	5		B
Molded Case Bkrs	50%			2022		5	\$200	B
Wiring								
Thermoplastic	10%			2043	**	1		B
Thermoplastic	90%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2028	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	5%			2028	**	10	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	95%			2028	**	10	\$12,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2023		10	\$1,800	B
Exit, Service	50%			2023		1		B
Exterior Lighting								
HID	100%			2023		10	\$100	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2028	**	1	\$4,800	B
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$11,200	B

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	5%			2053	**	1		B
Natural Gas	95%			2043	**	1		B
Conversion Equipment								
Radiant Heater	5%			2028	**	2	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Multiple Units</i>						
Steam Boiler	95%			2036	**	1	\$14,000	B
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Natural Gas Fired Steam Boilers</i>						
Distribution								
Steam Piping/Pump	100%			2033	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2021	\$156,100	1	\$4,800	B
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2028	**	2		B
Window/Wall Unit	30%			2021	\$10,200	1		B
No Component	65%							D
Terminal Devices								
Fan Coil - Cooling	5%			2028	**	1	\$200	B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,100	B
Exhaust Fans								
Roof	100%			2028	**	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
HW Heat Exchanger								
Low Temp	100%			2043	**	4	\$2,200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Vertical Transport								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : MEN'S SHELTER-EAST 3RD STREET
Address : 8 EAST 3RD STREET BTWN BOWERY - 2ND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0030.000 / 1956 **Yr Built/Renovated** : 1915 / 2012
Area Sq Ft : 68,747 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 458 **Lot** : 11 **BIN** : 1006546

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$259,300	\$116,800
Interior Architecture	\$539,500	\$661,900
Electrical		\$164,400
Mechanical	\$80,100	\$2,265,800
Total	\$878,900	\$3,208,900
Priority A	\$259,300	\$116,800
Priority B	\$580,500	\$2,467,000
Priority C	\$39,100	\$625,100
Total	\$878,900	\$3,208,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$52,900	\$5,600	\$11,500	
Interior Architecture	\$61,100		\$4,200	\$12,700
Electrical	\$23,100	\$7,700	\$10,100	\$10,900
Mechanical	\$28,400	\$13,500	\$12,100	\$11,700
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$183,200	\$44,600	\$55,600	\$53,100
Priority A	\$52,900	\$5,600	\$11,500	
Priority B	\$69,300	\$38,900	\$44,100	\$40,400
Priority C	\$61,100			\$12,700
Total	\$183,200	\$44,600	\$55,600	\$53,100



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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$108,500	A
Masonry: Brick	90%	Now	\$205,000	LIFE	**	5	\$62,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Facing Courtyard, Bulhead</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walls Facing Courtyard, Bulkhead</i>								
Windows								
Aluminum	95%			2045	**	5	\$11,200	A
Steel	5%	0-2	\$33,800	2048	**	5	\$3,700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	73%			LIFE	**	5-10	\$21,000	A
Metal Panel	2%			2043	**	5	\$300	A
Metal Rail	25%			2036	**	5-10	\$19,000	A
Roof								
Cast in Place Concrete	3%			LIFE	**	10	\$1,200	A
Modified Bitumen	92%			2031	**	10	\$21,800	A
Skylight, Plastic	5%			2036	**	1		A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$25,000	LIFE	**	5	\$18,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storage Room In Basement</i>								
Ceramic Tile	5%			2032	**	5	\$4,200	C
Quarry Tile	5%	Now	\$13,100	2028	**	5	\$3,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	80%			2023		3	\$33,600	C
Interior Walls								
Ceramic Tile	5%			2032	**	5	\$4,400	C
Gypsum Board	15%			LIFE	**	5-10	\$22,600	C
Plaster	80%			LIFE	**	5-10	\$60,400	C

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$8,400	B
AcousTileSusp.Lay-In	5%			2028	**	5	\$4,200	B
Exposed Concrete	10%	Now	\$63,200	LIFE	**	5	\$1,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
Exposed Struc: Steel	5%	Now	\$372,900	LIFE	**			B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Space Below Ramp At West Side</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Space Below Ramp At West Side</i>								
Plaster	70%			LIFE	**	5-10	\$101,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$29,100	5	\$300	B
Raceway								
Conduit	90%			2023	\$5,700	1		B
Conduit	10%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$2,200	5	\$100	B
Molded Case Bkrs	70%			2022	\$15,400	5	\$1,000	B
Molded Case Bkrs	20%			2031	**	5	\$300	B
Wiring								
Braided Cloth	10%	2-4	\$1,000	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	70%			2023	\$6,900	1		B
Thermoplastic	20%			2033	**	1		B
Motor Controllers								
Locally Mounted	65%			2021	\$41,300	5	\$200	B
Locally Mounted	15%			2028	**	5	\$100	B
Locally Mounted	20%	0-2	\$12,700	2043	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Ground

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

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DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Automatic	100%			2021	\$10,600	1	\$17,400	B
Generators								
Diesel	100%			2019	\$71,600	1	\$21,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : Emergency Generator Rated @ 200 Kw</i>					
Batteries								
Lead/Acid	100%			2016	\$600	5	\$2,100	B
Fuel Storage								
Day Tank	50%			2022	\$2,300	5	\$5,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 50 Gallon Tank</i>					
Main Tank	50%			2026	**	5	\$800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Sub Basement</i>					
			<i>Explanation : 275 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	99%			2031	**	10	\$51,000	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	1%			2031	**	10	\$500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Service	45%			2018	\$4,100	1		B
Emergency, Battery	5%			2018	\$1,100	10	\$700	B
Exit, Service	50%			2018	\$4,500	1		B
Exterior Lighting								
HID	100%			2023	\$2,200	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2031	**	1	\$6,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Corridors</i>					
			<i>Explanation : Cctv Surveillance Camera</i>					

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DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

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

Alarm

Fire/Smoke Detection
Generic

100%	2031	**	1-3	\$34,700	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Fuel Oil No 2

100%	2033	**	5	\$17,400	B
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Conversion Equipment

Steam Boiler

100%	2021	\$304,100	1	\$55,600	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Sub Basement
Explanation : 3 Units - Replacement Project Has Just Started

Distribution

Steam Piping/Pump

100%	Now	\$43,600	2033	**	4	\$2,800	B
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Corroded, Extent : Severe, Area Affected : 50%
Location : Basement
Steam Traps Faulty, Extent : Severe, Area Affected : 50%
Location : Throughout

Terminal Devices

Convactor/Radiator

100%	2021	\$590,000	1	\$18,200	B
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Air Conditioning

Energy Source

Electricity

100%	2031	**	1		B
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Conversion Equipment

Int Pkg Unit -
Heating/Cooling

15%	2021	\$186,600	2	\$500	B
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R-22 Refrigerant, Extent : Light, Area Affected : 15%
Location : 4th Floor

Window/Wall Unit

5%	2018	\$6,400	1		B
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No Component

80%					D
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Ventilation

Distribution

Ductwork/Diffusers

10%	LIFE	**	2-5	\$5,000	B
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No Component

90%					D
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Exhaust Fans

Roof

10%	2018	\$5,000	2	\$200	B
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Wall Unit

15%	2023	\$14,200	2	\$300	B
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No Component

75%					D
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Plumbing

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DEPT. OF HOMELESS SERVICES - 071
MEN'S SHELTER-EAST 3RD STREET
Asset # : 1956

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2023	\$93,300	1		B
Galv Iron/Steel	50%	Now	\$4,700	2021	\$93,300	1		B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sub Basement And Water Main</i>							
HW Heat Exchanger								
Low Temp	100%			2023	\$19,400	4	\$8,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%	Now	\$10,100	2033	* *	4	\$1,300	B
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (1) S B, B, 1-6 (1) B, 1-6 (1) S B, 1</i>							
	<i>Explanation : 3 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2023	\$222,900	1-5	\$29,400	B
Sprinkler								
Generic	100%	Now	\$36,500	2023	\$729,300	1-2	\$13,700	B
	<i>Corroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Fire Pump								
Generic	100%	Now	\$2,300	2019	\$46,300	1	\$9,500	B
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement</i>							

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Address : 78 CATHERINE STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0027.000 / 1954 **Yr Built/Renovated** : 1900 / 2011
Area Sq Ft : 139,997 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 111 **Lot** : 150 **BIN** : 1083359

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,635,400	\$185,700
Interior Architecture	\$779,000	\$532,200
Electrical		\$399,700
Mechanical		\$3,554,700
Total	\$2,414,400	\$4,672,300
Priority A	\$1,635,400	\$185,700
Priority B	\$168,600	\$4,055,900
Priority C	\$610,300	\$430,800
Total	\$2,414,400	\$4,672,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$57,900	\$4,200		
Interior Architecture	\$98,300		\$8,100	\$10,800
Electrical	\$19,500	\$15,700	\$20,000	\$15,700
Mechanical	\$28,200	\$21,500	\$18,200	\$18,800
Total	\$203,800	\$41,300	\$46,300	\$45,300
Priority A	\$57,900	\$4,200		
Priority B	\$87,800	\$37,200	\$38,200	\$34,500
Priority C	\$58,100		\$8,100	\$10,800
Total	\$203,800	\$41,300	\$46,300	\$45,300



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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$185,900	A
Masonry: Brick	78%			LIFE	**	5	\$185,600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Courtyard</i>								
Masonry: Granite	2%			LIFE	**	5	\$3,600	A
Masonry: Limestone	5%	Now	\$72,900	LIFE	**	5	\$4,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Metal Panel	5%			2043	**	5-10	\$40,900	A
Windows								
Aluminum	55%	Now	\$1,237,900	2048	**	5	\$13,200	A
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Aluminum	40%			2048	**	5	\$19,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Clad	5%	Now	\$138,900	2048	**	5	\$7,500	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$16,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	50%			LIFE	**	5-10	\$20,000	A
Masonry: Brick	30%			LIFE	**	5-10	\$12,000	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Metal Rail	10%			2040	**	5-10	\$10,600	A

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DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$6,900	2028	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sections</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North And South Sections</i>								
Copper/Terne	5%			2038	**	10	\$8,200	A
Modified Bitumen	40%			2031	**	10	\$26,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
Slate	15%			LIFE	**	10	\$9,800	A
Interior								
Floors								
Cast in Place Concrete	10%	Now	\$48,300	LIFE	**	5	\$35,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	10%			2026	**	5	\$16,200	C
Mosaic Tile	2%	Now	\$86,700	2036	**	5	\$4,100	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Main Entrance</i>								
Terrazzo	5%			LIFE	**	5	\$12,700	C
Vinyl Tile	30%	Now	\$135,900	2028	**	3	\$18,300	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341, 344, 345</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rooms 341,344, 345</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landings</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	23%			2023	\$347,300	3	\$18,700	C
Wood	15%			2038	**	5	\$45,600	C
Wood	5%	Now	\$168,000	2063	**	5	\$7,600	C
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Auditorium</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Old Auditorium</i>								

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DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER

Asset # : 1954

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

Interior

Interior Walls

Ceramic Tile	10%	Now	\$83,600	2026	**	5	\$7,300	C
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Stairs

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

Location : Stairs

Gypsum Board	55%			LIFE	**	5-10	\$135,900	C
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Masonry: Brick	5%			LIFE	**	10	\$2,200	C
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Marble Panels	5%			LIFE	**	10	\$2,900	C
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Plaster	20%			LIFE	**	5-10	\$24,700	C
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Plaster	5%	Now	\$26,000	LIFE	**	5	\$2,200	C
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Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Old Auditorium

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

Location : Old Auditorium

Ceilings

AcousTile,Adhered	10%			2028	**	5	\$16,200	B
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AcousTileSusp.Lay-In	5%			2028	**	5	\$8,100	B
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Exposed Concrete	5%			LIFE	**	5-10	\$10,100	B
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Gypsum Board	25%			LIFE	**	5-10	\$139,500	B
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Masonry:Vault Struct	5%			LIFE	**	10	\$4,100	B
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Plaster	45%			LIFE	**	5-10	\$125,500	B
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Plaster	5%	Now	\$27,200	LIFE	**	5	\$5,100	B
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Cracking/Crumbling, Extent : Severe, Area Affected : 15%

Location : Old Auditorium

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

Location : Old Auditorium

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2033	**	5	\$500	B
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Raceway

Conduit	100%			2033	**	1		B
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Panelboards

Fused Disc Sw	5%			2031	**	5	\$100	B
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Molded Case Bkrs	95%			2031	**	5	\$2,900	B
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Wiring

Thermoplastic	100%			2033	**	1		B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER
Asset # : 1954

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Motor Controllers								
Locally Mounted	90%			2028	* *	5	\$700	B
Locally Mounted	10%			2021	\$2,900	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,400	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	* *	1	\$35,400	B
Generators								
Diesel	100%			2026	* *	1	\$44,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 120 Kw Kohler Genset</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$4,200	B
Fuel Storage								
Main Tank	100%			2038	* *	5	\$3,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$256,400	10	\$99,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	50%			2023	\$8,800	1		B
Exit, Battery	50%			2023	\$43,900	10	\$3,700	B
Exterior Lighting								
HID	100%			2023	\$4,600	10	\$400	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2028	* *	1	\$12,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2028	* *	1-3	\$70,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Strobe Lights</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
METROPOLITAN FAMILY SHELTER A.K.A. CATHERINE ST SHELTER

Asset # : 1954

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	* *	1		B
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$107,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$842,800	4	\$8,000	B
Terminal Devices								
Convactor/Radiator	95%			2021	\$1,083,200	1	\$33,300	B
Unit Heater-Stm/HW	5%			2018	\$39,000	4	\$700	B
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$24,800	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2-5	\$4,800	B
No Component	95%							D
Exhaust Fans								
Roof	5%			2028	* *	2	\$200	B
No Component	95%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2033	* *	1		B
Galv Iron/Steel	50%	0-2	\$9,000	2021	\$180,300	1		B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Water Heater								
Gas Fired	100%			2022	\$28,100	2	\$1,600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
Backflow Preventer								
Generic	100%			2023	\$11,700	1	\$6,700	B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2023	\$1,409,400	1-2	\$30,400	B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : MIRACLE MAKERS - SRO
Address : 1381 EAST NEW YORK AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DHS0058.000 / 51 **Yr Built/Renovated** : 1990 / 2010
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 18-Nov-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 1 **BIN** : 3319475

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$57,200
Electrical	\$91,400	
Mechanical		\$44,900
Total	\$91,400	\$102,100
Priority A		\$57,200
Priority B	\$91,400	\$44,900
Total	\$91,400	\$102,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$18,900	\$2,300
Interior Architecture	\$11,000	\$1,800		\$29,400
Electrical	\$10,200	\$3,500	\$6,000	\$3,500
Mechanical	\$13,700	\$4,300	\$8,500	\$5,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$42,800	\$17,500	\$41,300	\$48,600
Priority A			\$18,900	\$2,300
Priority B	\$31,800	\$15,700	\$22,400	\$16,900
Priority C	\$11,000	\$1,800		\$29,400
Total	\$42,800	\$17,500	\$41,300	\$48,600



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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$57,200	A
Window Wall	15%			2041	**	5	\$37,900	A
Windows								
Aluminum	100%			2037	**	5	\$4,500	A
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$3,000	A
Masonry: Brick	50%			LIFE	**	5	\$2,700	A
Roof								
Under Construction	100%							D
Interior								
Floors								
Carpet	5%			2017	\$21,200	3	\$7,300	C
Cast in Place Concrete	15%			LIFE	**	5	\$24,100	C
Ceramic Tile	5%			2030	**	5	\$3,700	C
Quarry Tile	5%			2034	**	5	\$5,500	C
Vinyl Tile	70%			2026	**	3	\$25,700	C
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$24,600	C
Glass: Single Pane	10%			LIFE	**	5	\$6,600	C
Gypsum Board	20%			LIFE	**	5	\$10,500	C
Ceilings								
Exposed Concrete	85%			LIFE	**	5	\$9,700	B
Gypsum Board	15%			LIFE	**	5	\$13,800	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 800 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Metal Water Pipe</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2026	**	1	\$15,400	B
Generators Diesel	100%			2024	**	1	\$19,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 100 Kw, Dmt Genset</i>								
Batteries Lead/Acid	100%			2014		5	\$1,800	B
Fuel Storage Day Tank	100%			2029	**	5	\$9,100	B
Lighting								
Interior Lighting Fluorescent	40%			2016	\$46,400	10	\$18,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	60%			2026	**	10	\$27,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Exit, Service	100%			2021	\$7,900	1		B
Exterior Lighting HID	100%			2016	\$2,000	10	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	**	1		B

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%			2026	**	1	\$2,400	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Units</i>							
Hot Water Boiler	90%			2034	**	1	\$21,900	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units 2,541,000 Btu/hr Ea</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,400	B
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$15,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2026	**	2	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : For Elevator Machinery Room</i>							
Window/Wall Unit	40%			2019		1	\$44,900	B
No Component	55%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Roof	100%	Now	\$8,700	2026	**	2	\$1,200	B
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location :</i>							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	**	1	\$3,000	B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1-3</i>							
	<i>Explanation : Two Units</i>							

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

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

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

DEPT. OF HOMELESS SERVICES - 071
MIRACLE MAKERS - SRO
Asset # : 51

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : MOUNT EDEN SRO
Address : 50 WEST MOUNT EDEN AVE. @INWOOD AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0054.000 / 50 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 17-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2865 **Lot** : 49 **BIN** : 2090448

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$396,000	\$67,300
Interior Architecture	\$123,700	\$618,500
Electrical		\$154,300
Mechanical	\$83,700	
Total	\$603,400	\$840,100
Priority A	\$396,000	\$67,300
Priority B	\$83,700	\$154,300
Priority C	\$123,700	\$618,500
Total	\$603,400	\$840,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$4,000		\$14,000	\$2,500
Interior Architecture	\$6,800	\$2,000		\$8,300
Electrical	\$5,300	\$3,700	\$8,600	\$9,300
Mechanical	\$17,300	\$7,200	\$8,500	\$4,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$43,300	\$22,700	\$41,000	\$34,600
Priority A	\$4,000		\$14,000	\$2,500
Priority B	\$39,300	\$20,800	\$27,000	\$23,700
Priority C		\$2,000		\$8,300
Total	\$43,300	\$22,700	\$41,000	\$34,600



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$44,100	LIFE	**	5	\$67,300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bulkhead C</i>								
Window Wall	10%			2041	**	5	\$28,000	A
Windows								
Aluminum	100%			2037	**	5	\$5,000	A
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$4,200	A
Metal Panel	10%	Now	\$4,000	2041	**	5	\$900	A
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Roof</i>								
Roof								
Modified Bitumen	100%	Now	\$81,200	2016			\$270,700	A
<i>Alligatoring, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$17,100	C
Ceramic Tile	5%			2030	**	5	\$3,900	C
Vinyl Tile	85%	Now	\$123,700	2021	\$618,500	3	\$24,900	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	30%			LIFE	**	5	\$11,200	C
Glass: Single Pane	10%			LIFE	**	5	\$7,000	C
Masonry: Brick	60%			LIFE	**			C
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$7,900	B
Gypsum Board	35%	Now	\$6,800	LIFE	**	5	\$34,200	B
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1800 Amps Main Disconnect Switch</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$200	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2037	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
			<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
			<i>Location : At Water Main</i>					
			<i>Explanation : Corrosion</i>					
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$16,400	B
Generators								
Diesel	100%			2030	**	1	\$20,600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : One 125 Kva D M T Genset</i>					
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,000	B
Fuel Storage								
Day Tank	100%			2037	**	5	\$9,700	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 250 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$111,200	10	\$43,100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Lamp T-12</i>					
HID	5%			2026	**	10	\$100	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Exterior</i>					
			<i>Explanation : Exterior</i>					
Incandescent	5%			2021	\$6,200	2	\$100	B
Egress Lighting								
Exit, Service	50%			2016	\$4,200	1		B
No Component	50%							D
Lightning Protection								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$400	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$25,900	B
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$5,800	2029	**	4	\$2,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : Hot Water Supply Is Inefficient</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$16,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	30%	0-2	\$4,000	2031	**	2	\$800	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 4 Units On Roof</i>								
Window/Wall Unit	70%			2016	\$83,700	1		B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,100	B
Exhaust Fans								
Roof	100%			2029	**	2	\$1,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
HW Heat Exchanger								
Low Temp	100%			2031	**	4	\$7,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchanger Built-in Boiler</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$2,500	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Hallways</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2026	* *	4	\$2,000	B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : B-5</i>								
<i>Explanation : 2 Units. Operation Control Panel Malfunctioning</i>								

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : NELSON AVE FAMILY RESIDENCE
Address : 1605 NELSON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0062.000 / 3011 **Yr Built/Renovated** : 1928 / 1992
Area Sq Ft : 103,796 **Project Type** : HOMELESS SERVICES
Date of Survey : 22-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2876 **Lot** : 55 **BIN** : 2008816

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$89,300	\$428,300
Interior Architecture	\$53,600	\$496,800
Electrical		\$250,800
Mechanical		\$117,300
Total	\$142,900	\$1,293,300
Priority A	\$89,300	\$428,300
Priority B		\$487,300
Priority C	\$53,600	\$377,700
Total	\$142,900	\$1,293,300

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$17,400			\$14,600
Interior Architecture	\$17,500	\$24,100		\$3,200
Electrical	\$600		\$400	\$800
Mechanical	\$12,900	\$25,700	\$28,500	\$23,600
Total	\$48,400	\$49,800	\$28,900	\$42,200
Priority A	\$17,400			\$14,600
Priority B	\$13,500	\$25,700	\$28,900	\$24,400
Priority C	\$17,500	\$24,100		\$3,200
Total	\$48,400	\$49,800	\$28,900	\$42,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$10,700	LIFE	**	5	\$6,500	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Courtyard At East Facade, South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Court Yard</i>								
<i>Explanation : Wall Is Covered With Stucco Cement</i>								
Masonry: Brick	90%			LIFE	**	5	\$117,500	A
Masonry: Limestone	5%			LIFE	**	5	\$4,900	A
Windows								
Aluminum	95%			2037	**	5	\$29,200	A
Metal Clad	5%	2-4	\$89,300	2046	**	5	\$4,800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$4,000	LIFE	**	5	\$3,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$8,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Limestone	5%	Now	\$2,700	LIFE	**	5	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2021	\$266,500	10	\$37,700	A
Skylight, Metal/Glass	5%			2041	**	10	\$6,600	A
Interior								
Floors								
Carpet	5%			2020	\$36,700	3	\$12,700	C
Cast in Place Concrete	5%			LIFE	**	5	\$13,900	C
Ceramic Tile	10%			2030	**	5	\$12,700	C
Quarry Tile	15%			2034	**	5	\$28,600	C
Vinyl Tile	20%			2021	\$236,500	3	\$9,500	C
Wood	45%			2036	**	5	\$107,200	C

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	10%			2030	**	5	\$29,200	C
Concrete Masonry Unit	10%			LIFE	**	5	\$11,700	C
Gypsum Board	50%			LIFE	**	5	\$87,500	C
Masonry: Fieldstone	10%			LIFE	**			C
Plaster	20%			LIFE	**	5	\$17,500	C

Ceilings

Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	75%			LIFE	**	5	\$119,200	B
Plaster	20%			LIFE	**	5	\$15,900	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$400	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 800 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2041	**	5	\$400	B
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Raceway

Conduit	100%			2041	**	1		B
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Panelboards

Molded Case Bkrs	70%			2037	**	5	\$1,600	B
Molded Case Bkrs	30%			2029	**	5	\$700	B

Wiring

Thermoplastic	100%			2041	**	1		B
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Motor Controllers

Locally Mounted	100%			2034	**	5	\$600	B
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Ground

Grounding Devices

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

Interior Lighting

Fluorescent	90%			2021	\$180,700	10	\$70,100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : Lamp T-12 , Cfl

HID	5%			2021	\$1,700	10	\$100	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Backyard

Explanation : Metal Halide

Incandescent	5%			2021	\$10,000	2	\$100	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	50%			2021	\$6,900	1		B
Exit, Service	50%			2021	\$6,900	1		B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2038	**	1	\$84,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$6,300	B
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$27,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2019	\$60,900	2	\$300	B
Window/Wall Unit	5%			2016	\$9,700	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	100%			2021	\$56,500	2	\$59,200	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,400	B
Exhaust Fans								
Roof	100%			2026	**	2	\$2,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$2,000	B
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2031	**	1	\$5,200	B

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : NEW PROVIDENCE
Address : 215 EAST 45TH STREET
Borough : MANHATTAN **Agency's Number** : WYYY
Program / Asset # : DHS0070.000 / 4442 **Yr Built/Renovated** : 1948 / 2007
Area Sq Ft : 42,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 16-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,6
Block : 1319 **Lot** : 8 **BIN** : 1071616

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$216,600	\$92,200
Interior Architecture	\$168,000	\$117,500
Mechanical		\$86,900
Total	\$384,600	\$296,600
Priority A	\$216,600	\$92,200
Priority B		\$86,900
Priority C	\$168,000	\$117,500
Total	\$384,600	\$296,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$28,300		\$1,400	\$1,600
Interior Architecture	\$28,300	\$1,600	\$20,200	\$80,800
Electrical	\$100		\$30,700	\$500
Mechanical	\$5,800	\$5,800	\$7,800	\$4,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$74,400	\$19,200	\$71,900	\$99,600
Priority A	\$28,300		\$1,400	\$1,600
Priority B	\$17,800	\$17,600	\$70,500	\$17,200
Priority C	\$28,300	\$1,600		\$80,800
Total	\$74,400	\$19,200	\$71,900	\$99,600



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

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

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$42,200	A
Masonry: Brick	10%	Now	\$16,300	LIFE	**	5	\$5,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Columns At Two Story Wing</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,900	A
Windows								
Aluminum	95%			2037	**	5	\$3,200	A
Steel	5%	0-2	\$9,500	2046	**	5	\$1,000	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,300	LIFE	**	5	\$1,000	A
<i>Open Joints, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping At North Parapet Of Six Story Wing</i>								
Masonry: Brick	70%	Now	\$119,200	LIFE	**	5	\$1,800	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Six Story Wing</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Six Story Wing</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout South Facade Of Six Story Wing</i>								
Masonry: Brick	15%			LIFE	**	5	\$400	A
Metal Rail	5%			2026	**	5-10	\$2,400	A
Pre-Cast Concrete	5%	Now	\$300	LIFE	**	5	\$800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Of Six Story Wing</i>								
Roof								
Modified Bitumen	65%	Now	\$97,400	2031	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Six Story Wing</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Six Story Wing</i>								
Modified Bitumen	30%			2021		10	\$6,400	A
Skylight, Metal/Glass	5%			2031	**	10	\$3,500	A
Interior								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2017	\$72,900	3	\$25,300	C
Cast in Place Concrete	10%			LIFE	**	5	\$11,100	C
Ceramic Tile	10%	Now	\$109,300	2036	**	5	\$2,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers And First Floor Restroom</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Showers And First Floor Restroom</i>								
Quarry Tile	5%	Now	\$7,900	2034	**	5	\$1,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Kitchen</i>								
Vinyl Tile	25%	Now	\$58,800	2026	**	3	\$4,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator Lobbies And Corridors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	25%			2021	\$117,500	3	\$4,700	C
Interior Walls								
Ceramic Tile	5%	Now	\$8,700	2030	**	5	\$1,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Showers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Showers</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,400	C
Gypsum Board	55%			LIFE	**	5	\$19,900	C
Plaster	25%			LIFE	**	5	\$4,500	C
Plaster	5%	Now	\$5,400	LIFE	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Computer Server Room</i>								
Ceilings								
AcousTileSusp.Lay-In	80%			2026	**	5	\$40,400	B
Gypsum Board	20%			LIFE	**	5	\$12,600	B

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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2041	**	1		B
Conduit	20%			2021	\$500	1		B
Panelboards								
Fused Disc Sw	10%			2037	**	5	\$100	B
Molded Case Bkrs	90%			2037	**	5	\$800	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$30,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 And T12 Lamps</i>								
HID	1%			2026	**	10		B
Incandescent	1%			2026	**	2		B
Egress Lighting								
Emergency, Service	50%			2026	**	1		B
Exit, Service	50%			2026	**	1		B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$33,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$2,500	B
Terminal Devices								
Air Handler	20%			2021	\$40,500	1	\$4,200	B
Convactor/Radiator	80%			2034	**	1	\$8,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
NEW PROVIDENCE
Asset # : 4442

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Heat Pump	20%			2022	\$300	2	\$400	B
Window/Wall Unit	60%			2019	\$46,400	1		B
No Component	20%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$1,000	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	90%			2034	* *	1		B
Galv Iron/Steel	10%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$8,700	2	\$500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	90%			LIFE	* *	1		B
Plastic/PVC	10%			2038	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$2,100	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-6</i>								
<i>Explanation : 2 Units, 1 Unit Not In Service</i>								

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : PARK SLOPE ARMORY WOMENS' SHELTER
Address : 1402 8TH AVENUE
Borough : BROOKLYN **Agency's Number** : MB051
Program / Asset # : DHS0081.000 / 4453 **Yr Built/Renovated** : 1894 / 2006
Area Sq Ft : 201,300 **Project Type** : HOMELESS SERVICES
Date of Survey : 19-Nov-2009 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1102 **Lot** : 12 **BIN** : 3026581

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$78,400	\$355,500
Interior Architecture	\$46,600	\$711,500
Electrical	\$247,900	\$161,400
Mechanical	\$106,000	\$41,200
Total	\$478,900	\$1,269,500
Priority A	\$78,400	\$355,500
Priority B	\$353,900	\$202,600
Priority C	\$46,600	\$711,500
Total	\$478,900	\$1,269,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$16,600	
Interior Architecture	\$17,100	\$7,800	\$6,200	\$17,100
Electrical	\$13,400	\$1,800	\$7,600	\$400
Mechanical	\$23,600	\$23,900	\$57,800	\$23,900
Total	\$54,100	\$33,400	\$88,300	\$41,400
Priority A			\$16,600	
Priority B	\$37,000	\$25,600	\$71,700	\$24,300
Priority C	\$17,100	\$7,800		\$17,100
Total	\$54,100	\$33,400	\$88,300	\$41,400



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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$238,600	A
Masonry: Brick	3%			LIFE	**	5	\$8,000	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Wall Facing Roof</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Sandstone	7%			LIFE	**	5	\$13,900	A
Windows								
Aluminum	100%			2043	**	5	\$17,900	A
Parapets								
Copper/Terne	10%			2056	**	5	\$33,200	A
Masonry: Brick	85%			LIFE	**	5	\$58,300	A
Pre-Cast Concrete	5%			LIFE	**	5	\$21,600	A
Roof								
Asphalt Shingle	80%			2034	**	10	\$40,500	A
Copper/Terne	5%			2056	**	10	\$38,000	A
Modified Bitumen	5%			2029	**	10	\$15,200	A
Single Ply Membrane	5%			2029	**	10	\$15,200	A
Skylight, Metal/Glass	5%			2041	**	10	\$50,600	A
Interior								
Floors								
Vinyl Tile	55%			2029	**	3	\$68,300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2021	\$626,000	3	\$23,300	C
Wood	20%			2024	**	5	\$93,200	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$11,700	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$11,700	C
Masonry: Brick	75%			LIFE	**			C
Wood	5%			LIFE	**	5	\$38,800	C

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER

Asset # : 4453

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2026	**	5	\$12,400	B
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room 9</i>								
AcousTileSusp.Lay-In	10%			2038	**	5	\$24,900	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Embossed Metal	5%			LIFE	**	5	\$5,600	B
Exposed Struc: Steel	50%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								
Exposed Struc: Wood	30%			LIFE	**			B
<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>								
<i>Location : Drill Floor</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	0-2	\$3,800	2051	**	5	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2-4	\$126,000	2051	**	5	\$2,200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	80%			2021	\$26,500	1		B
Conduit	20%			2041	**	1		B
Panelboards								
Molded Case Bkrs	20%			2037	**	5	\$900	B
Molded Case Bkrs	80%			2020	\$76,400	5	\$3,500	B
Wiring								
Braided Cloth	80%	2-4	\$8,100	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2041	**	1		B
Motor Controllers								
Locally Mounted	50%			2034	**	5	\$600	B
Locally Mounted	50%			2019	\$5,700	5	\$600	B

Ground

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

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

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

DEPT. OF HOMELESS SERVICES - 071
PARK SLOPE ARMORY WOMENS' SHELTER
Asset # : 4453

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	0-2	\$1,000	LIFE	**	5	\$2,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$85,000	10	\$30,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fl</i>								
Fluorescent	80%			2026	**	10	\$121,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$14,600	1		B
Exit, Service	50%			2026	**	1		B
Exterior Lighting								
HID	100%			2016	\$7,100	10	\$500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$164,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$64,800	2041	**	4	\$8,200	B
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$53,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$41,200	1		B
No Component	90%							D
Ventilation								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$92,600	B
Exhaust Fans								
Interior	50%			2021	\$3,900	2	\$2,600	B
Roof	50%			2016	\$21,400	2	\$2,600	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	50%			2019	\$23,300	2	\$1,200	B
Oil Fired	50%			2019	\$31,100	1	\$2,500	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2026	* *	1	\$10,300	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout</i>								

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : PATH - POWERS FAMILY RESIDENCE
Address : 346 POWERS AVENUE
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 : 29-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 2572 **Lot** : 6 **BIN** : 2091301

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$125,200	\$119,700
Interior Architecture		\$131,700
Electrical		\$64,100
Mechanical	\$62,000	\$284,300
Total	\$187,200	\$599,900
Priority A	\$125,200	\$119,700
Priority B	\$62,000	\$429,500
Priority C		\$50,600
Total	\$187,200	\$599,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,300		\$3,900	\$2,300
Interior Architecture	\$9,600	\$2,000		\$9,600
Electrical	\$700		\$22,800	
Mechanical	\$5,100	\$9,100	\$8,800	\$7,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,700	\$15,100	\$39,500	\$23,700
Priority A	\$27,300		\$3,900	\$2,300
Priority B	\$9,800	\$13,100	\$35,600	\$11,700
Priority C	\$9,600	\$2,000		\$9,600
Total	\$46,700	\$15,100	\$39,500	\$23,700



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

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

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

DEPT. OF HOMELESS SERVICES - 071
PATH - POWERS FAMILY RESIDENCE
Asset # : 1948

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$67,700	A
Window Wall	3%			2041	**	5	\$7,800	A
Windows								
Aluminum	100%			2037	**	5	\$4,700	A
Parapets								
Metal Rail	100%			2034	**	5-10	\$132,600	A
Roof								
Metal Panel	25%			2034	**	10	\$27,300	A
Modified Bitumen	75%			2026	**	10	\$44,700	A
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$4,100	C
Vinyl Tile	95%			2026	**	3	\$38,500	C
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,900	C
Glass: Single Pane	3%			LIFE	**	5	\$2,200	C
Gypsum Board	87%			LIFE	**	5	\$50,600	C
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$81,100	B
Plaster	20%			LIFE	**	5	\$10,100	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2041	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2031	**	5	\$200	B
Fused Disc Sw	30%			2041	**	5	\$100	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,500	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
PATH - POWERS FAMILY RESIDENCE
Asset # : 1948

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
Lighting								
Interior Lighting								
Fluorescent	50%			2021	\$64,100	10	\$24,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	45%			2026	* *	10	\$22,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	5%			2021	\$1,100	10	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Parapet</i>						
		<i>Explanation : Mercury</i>						
Egress Lighting								
Emergency, Service	50%			2021	\$4,400	1		B
Exit, Service	50%			2021	\$4,400	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$26,900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,700	B
Terminal Devices								
Convactor/Radiator	80%			2026	* *	1	\$14,000	B
Fan Coil Unit/Heat	20%			2021	\$180,700	1	\$3,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2021	\$55,700	2	\$700	B
Window/Wall Unit	50%			2016	\$62,000	1		B
No Component	30%							D
Heat Rejection								
Air Condenser Unit	20%			2021	\$16,900	2	\$7,600	B
No Component	80%							D

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DEPT. OF HOMELESS SERVICES - 071
PATH - POWERS FAMILY RESIDENCE
Asset # : 1948

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,200 B
Exhaust Fans							
Roof	100%			2021	\$48,000	2	\$1,700 B
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2034	* *	1	B
Water Heater							
Electric	100%			2020	\$9,400	4	\$300 B
HW Heat Exchanger							
Low Temp	100%			2031	* *	4	\$8,100 B
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	B
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	B
Sump Pump(s)							
Rigid Piping	100%			2026	* *	4	\$2,000 B
Fixtures							
Generic	100%						B
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : B-2</i>					
		<i>Explanation : 1 Unit</i>					

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

Maintenance \$ are aggregated over a 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 : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : PREVENTION ASSISTANCE AND TEMPORARY HOUSING
Address : 151 EAST 151ST STREET NEAR WALTON AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0076.000 / 4448 **Yr Built/Renovated** : 2011 / 2011
Area Sq Ft : 76,743 **Project Type** : HOMELESS SERVICES
Date of Survey : 10-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,7,ph
Block : 2353 **Lot** : 57 **BIN** : 2117641

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$169,300	\$169,300
Interior Architecture	\$182,800	\$186,700
Electrical		\$57,600
Total	\$352,100	\$413,600
Priority A	\$169,300	\$169,300
Priority B		\$128,100
Priority C	\$182,800	\$116,200
Total	\$352,100	\$413,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,600	\$1,000		
Interior Architecture	\$85,700	\$8,800		
Electrical	\$9,000	\$8,100	\$6,900	\$6,900
Mechanical	\$98,300	\$12,600	\$30,700	\$11,900
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$247,300	\$57,100	\$64,200	\$45,500
Priority A	\$27,600	\$1,000		
Priority B	\$174,200	\$47,300	\$64,200	\$45,500
Priority C	\$45,400	\$8,800		
Total	\$247,300	\$57,100	\$64,200	\$45,500



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

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

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

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

Asset # : 4448

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,500	A
Cast Stone/Terra Cotta	80%			LIFE	**	5	\$338,600	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Actually Terra- Cotta Panels.</i>								
Metal Panel	10%			2053	**	5-10	\$18,600	A
Window Wall	5%			2053	**	5	\$5,100	A
Windows								
Aluminum	100%			2048	**	5		A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Windows Are Fixed.</i>								
Parapets								
Cast Stone/Terra Cotta	40%			LIFE	**	5-10	\$28,700	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Parapets</i>								
<i>Explanation : This Component Is Actually Terra-cotta Panels.</i>								
Metal Panel	40%			2053	**	5	\$3,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : This Component Is Actually Fiber Glass Panels.</i>								
Metal Panel	5%			2053	**	5	\$500	A
Metal Rail	15%			2043	**	5-10	\$6,800	A
Roof								
IRMA/Protected Membrane	95%			2033	**	10	\$22,200	A
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Conference Room On Seven Floor</i>								
Roll Roofing	5%			2025	**	5	\$2,000	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$41,100	C
Ceramic Tile	5%			2038	**	5	\$4,700	C
Terrazzo	10%			LIFE	**	5	\$14,700	C
Vinyl Tile	75%			2033	**	3	\$26,400	C
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$12,100	C
Concrete Masonry Unit	15%			LIFE	**	5	\$29,000	C
Fiberglass Panel	5%			LIFE	**	10	\$3,000	C
Glass: Single Pane	20%			LIFE	**	5	\$72,600	C
Gypsum Board	55%			LIFE	**	5-10	\$226,300	C

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

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

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

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

Asset # : 4448

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	75%			2043	**	5	\$70,500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Conference Room On Seven Floor</i>								
Exposed Concrete	10%			LIFE	**	5-10	\$11,700	B
Exposed Struc: Steel	5%			LIFE	**	10	\$9,400	B
Gypsum Board	10%			LIFE	**	5-10	\$32,300	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 4000 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$1,700	B
Raceway								
Conduit	100%			2053	**	1		B
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$1,700	B
Wiring								
Thermoplastic	100%			2053	**	1		B
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,900	B
Stand-by Power								
Generators								
Diesel	100%			2038	**	1	\$24,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Ratings</i>								
Batteries								
Lead/Acid	100%			2018		5	\$2,300	B

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

Asset # : 4448

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2048	**	5	\$5,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2063	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 800 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$17,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	70%			2033	**	10	\$40,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		B
Exit, Service	50%			2033	**	1		B
Exterior Lighting								
HID	100%			2033	**	10	\$200	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$1,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Type</i>								
Alarm								
Security System								
No Component	60%							D
Generic	40%			2033	**	1	\$9,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2033	**	1-3	\$38,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		B

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

Asset # : 4448

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$31,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Boiler Room</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,600	2045	**	4	\$3,100	B
<i>Malfunctioning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : V A V Box & B M S Control System</i>								
<hr/>								
Terminal Devices								
Air Handler	70%			2031	**	1	\$27,200	B
Convactor/Radiator	30%			2040	**	1	\$6,100	B
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		B
<hr/>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%	Now	\$27,800	2027	**	2	\$3,100	B
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Refrigerant Leaks - A C Room</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : A C Room</i>								
<hr/>								
Heat Rejection								
Water Cool Tower	100%	Now	\$4,000	2027	**	2	\$50,600	B
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bearing Defects</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$30,200	LIFE	**	2-5	\$35,000	B
<i>Unbalanced System, Extent : Severe, Area Affected : 80%</i>								
<i>Location : B M S, Air Damper & Intake Louver Defects - Various Locations</i>								
<hr/>								
Exhaust Fans								
Interior	60%			2031	**	2	\$1,200	B
Roof	40%			2031	**	2	\$800	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
<hr/>								
Water Heater								
Gas Fired	100%			2022	\$16,300	2	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

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

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

Asset # : 4448

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2031	* *	1	\$3,900	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	90%			LIFE	* *			C
	<i>Other Observation, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : B-7, P H</i>							
	<i>Explanation : 2 Units - Repaired Frequently In Past 5 Months</i>							
Hydraulic	10%			LIFE	* *			C
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : B-1</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$31,700	B
Sprinkler								
Generic	100%			2049	* *	1-2	\$17,600	B
Fire Pump								
Generic	100%			2036	* *	1	\$11,800	B

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : REGENT FAMILY RESIDENCE
Address : 2720 BROADWAY @W. 104 STREET
Borough : MANHATTAN **Agency's Number** : FM18
Program / Asset # : DHS0072.000 / 4444 **Yr Built/Renovated** : 1933 / 2007
Area Sq Ft : 109,600 **Project Type** : HOMELESS SERVICES
Date of Survey : 26-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4,9,11,16,18
Block : 1876 **Lot** : 20 **BIN** : 1056586

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$399,400	\$240,800
Interior Architecture	\$59,800	\$96,100
Electrical		\$260,200
Mechanical		\$108,400
Total	\$459,200	\$705,600
Priority A	\$399,400	\$240,800
Priority B		\$422,200
Priority C	\$59,800	\$42,600
Total	\$459,200	\$705,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$10,000		\$3,500	\$16,700
Interior Architecture	\$53,600	\$3,300	\$3,300	\$18,800
Electrical	\$13,900	\$900	\$500	\$100
Mechanical	\$44,400	\$13,800	\$35,900	\$12,300
Elevators/Escalators	\$53,300	\$53,300	\$53,300	\$53,300
Total	\$175,200	\$71,300	\$96,400	\$101,200
Priority A	\$10,000		\$3,500	\$16,700
Priority B	\$118,100	\$68,000	\$89,700	\$65,700
Priority C	\$47,000	\$3,300	\$3,300	\$18,800
Total	\$175,200	\$71,300	\$96,400	\$101,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$111,900	A
Masonry: Brick	85%	Now	\$399,400	LIFE	**	5	\$121,800	A
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : North And South Facades, Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Along Catwalk Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	5%			LIFE	**	5	\$7,200	A
<i>Recent Construction, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Windows								
Aluminum	15%			2043	**	5	\$1,400	A
Aluminum	85%			2037	**	5	\$8,200	A
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$1,900	A
Masonry: Brick	85%			LIFE	**	5	\$2,100	A
Metal Rail	5%			2034	**	5-10	\$2,300	A
Roof								
Copper/Terne	50%	Now	\$7,200	2036	**			A
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mansard Roof At South Facade</i>								
Metal Panel	10%			2038	**	10	\$3,700	A
Modified Bitumen	10%	Now	\$1,400	2026	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Catwalk Roof Over 16th Floor</i>								
Modified Bitumen	17%			2026	**	10	\$3,500	A
Roll Roofing	10%			2017		5	\$3,400	A
Skylight, Metal/Glass	3%			2047	**	10	\$2,000	A
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%			2020	\$76,100	3	\$26,400	C
Carpet	5%			2022	\$38,000	3	\$9,900	C
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Rooms On 4th Floor</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$14,400	C
Ceramic Tile	5%			2030	**	5	\$6,600	C
Steel Plate	1%	Now	\$59,800	LIFE	**	1		C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Stair</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement Stair</i>								
Vinyl Tile	44%			2026	**	3	\$29,000	C
Vinyl Tile	30%			2029	**	3	\$19,800	C
Interior Walls								
Gypsum Board	45%			LIFE	**	5	\$42,600	C
Marble Panels	5%			LIFE	**			C
Plaster	10%	Now	\$28,200	LIFE	**	5	\$4,700	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exit Stair, Basement</i>								
Plaster	40%			LIFE	**	5	\$18,900	C
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$13,200	B
Exposed Concrete	10%			LIFE	**	5	\$2,100	B
Gypsum Board	15%			LIFE	**	5	\$24,700	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Dormitories Facing Catwalk Roof</i>								
Plaster	10%			LIFE	**	5	\$8,200	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Skylight In Stair B, Basement</i>								
Plaster	55%			LIFE	**	5	\$45,300	B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	85%			2021	\$8,700	1		B
Conduit	10%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Fused Disc Sw	10%			2020	\$3,300	5	\$200	B
Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	10%			2029	**	5	\$200	B
Molded Case Bkrs	70%			2020	\$23,100	5	\$1,700	B
Molded Case Bkrs	5%			2037	**	5	\$100	B
Wiring								
Braided Cloth	80%	2-4	\$12,600	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2031	**	1		B
Thermoplastic	10%			2041	**	1		B
Motor Controllers								
Locally Mounted	80%			2019	\$19,100	5	\$500	B
Locally Mounted	20%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$187,500	10	\$72,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And Cfl</i>								
Fluorescent	10%			2029	**	10	\$8,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridor</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2021	\$7,100	1		B
Exit, Service	50%			2021	\$7,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment Steam Boiler	100%			2026	* *	1	\$87,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boilet Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%			2031	* *	4	\$6,500	B
Terminal Devices Convactor/Radiator	100%			2026	* *	1	\$28,500	B
Air Conditioning								
Energy Source Electricity	100%			2037	* *	1		B
Conversion Equipment Window/Wall Unit	2%			2019		1	\$4,000	B
No Component	98%							D
Ventilation								
Distribution Ductwork/Diffusers	10%			LIFE	* *	2-5	\$4,900	B
No Component	90%							D
Exhaust Fans Interior	100%	Now	\$32,500	2021	\$108,400	2	\$2,200	B
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	* *	1		B
Water Heater Gas Fired	100%			2016	\$22,800	2	\$1,300	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Fixtures Generic	100%							B
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-18</i>								
<i>Explanation : 3 Units</i>								

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : ROSE MCCARTHY RESIDENCE
 Address : 882 DUMONT AVENUE @BARBEY STREET
 Borough : BROOKLYN Agency's Number : FK26
 Program / Asset # : DHS0084.000 / 4456 Yr Built/Renovated : 1923 / 2009
 Area Sq Ft : 17,000 Project Type : HOMELESS SERVICES
 Date of Survey : 10-Nov-2009 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 4077 Lot : 24 BIN : 3090429

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$47,600
Total			\$47,600
Priority	C		\$47,600
Total			\$47,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,300			\$600
Interior Architecture	\$21,400	\$3,600	\$2,000	
Electrical	\$1,100		\$100	
Mechanical	\$1,900	\$1,300	\$10,700	\$2,300
Total	\$31,700	\$4,900	\$12,900	\$2,900
Priority	A	\$7,300		\$600
Priority	B	\$2,900	\$1,300	\$2,300
Priority	C	\$21,400	\$3,600	
Total	\$31,700	\$4,900	\$12,900	\$2,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,700	A
Masonry: Brick	35%			LIFE	**	5	\$6,600	A
<i>Repairs in Progress, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	55%			LIFE	**	5	\$10,300	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	90%			2037	**	5	\$1,100	A
Metal Clad	10%	0-2	\$7,300	2046	**	5	\$400	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Under Construction	100%							D
Roof								
Skylight, Metal/Glass	5%			2041	**	10	\$2,000	A
Under Construction	95%							D
Interior								
Floors								
Ceramic Tile	5%			2030	**	5	\$1,000	C
Quarry Tile	20%			2034	**	5	\$6,100	C
Vinyl Tile	25%			2021	\$47,600	3	\$1,900	C
Wood	50%			2049	**	5	\$19,200	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$4,900	C
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	C
Gypsum Board	50%			LIFE	**	5	\$7,300	C
Plaster	20%	Now	\$8,800	LIFE	**	5	\$1,500	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2026	**	5	\$4,100	B
Gypsum Board	80%			LIFE	**	5	\$20,500	B

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

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 200a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$31,700	10	\$12,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,100	1		B
Exit, Service	50%			2021	\$1,100	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$6,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 4 Units - Multi Temp</i>								

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4456

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$700	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room Hw Pump Connections</i>								
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$4,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	15%			2019	\$29,400	2	\$100	B
Window/Wall Unit	25%			2016	\$7,800	1		B
No Component	60%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	* *	2	\$2,700	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	B
Exhaust Fans								
Roof	30%			2021	\$3,600	2	\$100	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$3,500	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$800	B
Fixtures								
Generic	100%							B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : ROSE MCCARTHY RESIDENCE
 Address : 900 DUMONT AVENUE @JEROME STREET
 Borough : BROOKLYN Agency's Number : FK26
 Program / Asset # : DHS0084.010 / 4462 Yr Built/Renovated : 1923 / 2009
 Area Sq Ft : 16,000 Project Type : HOMELESS SERVICES
 Date of Survey : 10-Nov-2009 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 4077 Lot : 28 BIN : 3090430

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Interior Architecture			\$35,800
Total			\$35,800
Priority	C		\$35,800
Total			\$35,800

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$6,900			\$500
Interior Architecture	\$30,000	\$2,800	\$1,400	\$100
Electrical	\$200		\$100	
Mechanical	\$1,800	\$1,200	\$8,900	\$1,500
Total	\$38,900	\$4,000	\$10,500	\$2,200
Priority	A	\$6,900		\$500
Priority	B	\$2,000	\$1,200	\$1,500
Priority	C	\$30,000	\$2,800	\$100
Total	\$38,900	\$4,000	\$10,500	\$2,200



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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,400	A
Masonry: Brick	45%			LIFE	**	5	\$7,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%			LIFE	**	5	\$7,900	A
<i>Repairs in Progress, Extent : Light, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	90%			2037	**	5	\$1,100	A
Metal Clad	10%	0-2	\$6,900	2046	**	5	\$400	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Under Construction	100%							D
Roof								
Under Construction	100%							D
Interior								
Floors								
Quarry Tile	20%			2034	**	5	\$5,800	C
Vinyl Tile	20%			2021		3	\$1,400	C
Vinyl Tile	5%	0-2	\$9,000	2031	**	3	\$400	C
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Security Room</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : First Floor Corridor And Offices</i>								
Wood	55%			2049	**	5	\$19,900	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$4,600	C
Concrete Masonry Unit	10%			LIFE	**	5	\$900	C
Gypsum Board	50%			LIFE	**	5	\$6,900	C
Plaster	20%	Now	\$8,200	LIFE	**	5	\$1,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$2,900	B
Gypsum Board	85%			LIFE	**	5	\$20,500	B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Electrical Services Rated At 600a And 400a.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$300	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	98%			2021	\$29,800	10	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2021	\$100	10		B
Egress Lighting								
Emergency, Service	50%			2021	\$1,000	1		B
Exit, Service	50%			2021	\$1,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$6,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - Multi Temp</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$600	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,200	B
Air Conditioning								

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DEPT. OF HOMELESS SERVICES - 071
ROSE MCCARTHY RESIDENCE
Asset # : 4462

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Energy Source							
Electricity	100%		2037	* *	1		B
Conversion Equipment							
Int Pkg Unit - Cooling	10%		2019	\$18,400	2	\$100	B
Window/Wall Unit	25%		2016	\$7,400	1		B
No Component	65%						D
Distribution							
Ductwork/Diffusers	10%		LIFE	* *	2	\$1,700	B
No Component	90%						D
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%		2034	* *	1		B
Water Heater							
Gas Fired	100%		2019	\$3,300	2	\$200	B
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		B
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		B
Sump Pump(s)							
Rigid Piping	100%		2026	* *	4	\$2,000	B
Backflow Preventer							
Generic	100%		2026	* *	1	\$800	B
Fixtures							
Generic	100%						B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : SCCW CENTRAL
 Address : 350 LAFAYETTE STREET
 Borough : MANHATTAN Agency's Number : M010
 Program / Asset # : DHS0071.000 / 4443 Yr Built/Renovated : 1913 / 1999
 Area Sq Ft : 18,000 Project Type : HOMELESS SERVICES
 Date of Survey : 19-Aug-2009 Landmark Status : EXTERIOR LANDMARK
 Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,4
 Block : 529 Lot : 15 BIN : 1008425

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$189,500	
Total	\$189,500	
Priority A	\$189,500	
Total	\$189,500	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$56,600		\$2,200	
Interior Architecture	\$9,400	\$8,100		\$2,000
Electrical	\$1,100	\$1,000	\$16,800	\$2,600
Mechanical	\$1,900	\$2,000	\$16,000	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$72,900	\$15,100	\$38,900	\$10,900
Priority A	\$56,600		\$2,200	
Priority B	\$14,300	\$7,000	\$36,700	\$8,900
Priority C	\$2,000	\$8,100		\$2,000
Total	\$72,900	\$15,100	\$38,900	\$10,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$30,500	LIFE	**	5	\$7,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Cornices & Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Cornices</i>								
Masonry: Brick	90%			LIFE	**	5	\$16,100	A
Masonry: Granite	5%			LIFE	**	5	\$700	A
Windows								
Aluminum	100%			2043	**	5	\$4,100	A
Parapets								
Masonry: Brick	75%	Now	\$189,500	LIFE	**	5	\$6,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	25%	Now	\$10,500	2026	**	5	\$7,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	30%			2026	**	10	\$2,200	A
Panel/Paver: Cer/Brk	50%	Now	\$15,100	2031	**			A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roll Roofing	15%	Now	\$500	2020	\$5,100	5	\$900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Skylight, Metal/Glass	5%			2041	**	10	\$1,200	A
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,400	C
Ceramic Tile	5%			2030	**	5	\$1,000	C
Terrazzo	5%			LIFE	**	5	\$800	C
Vinyl Tile	80%			2029	**	3	\$8,100	C
Interior Walls								
Ceramic Tile	30%			2030	**	5	\$15,200	C
Gypsum Board	10%			LIFE	**	5	\$3,000	C
Plaster	60%			LIFE	**	5	\$9,100	C
Ceilings								
AcousTileSusp.Lay-In	80%			2034	**	5	\$14,700	B
Plaster	20%			LIFE	**	5	\$2,300	B
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Basement</i>								
<i>Explanation : 800 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$100	B
Raceway								
Conduit	50%			2041	**	1		B
Conduit	50%			2031	**	1		B
Panelboards								
Fused Disc Sw	20%			2037	**	5	\$100	B
Molded Case Bkrs	80%			2037	**	5	\$300	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$4,600	B
Generators								
Diesel	100%			2030	**	1	\$5,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 156 Kva</i>								
Batteries								
Nickel Cadmium	100%			2016	\$700	5	\$3,300	B
Fuel Storage								
Day Tank	100%			2037	**	5	\$2,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator, Basement</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2026	**	10	\$13,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12,T8 And T5 Lamps</i>								
HID	1%			2021	\$100	10		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Service	60%			2026	**	1		B
Exit, Service	40%			2026	**	1		B
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$4,600	B
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$14,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2041	**	4	\$700	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$4,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Window/Wall Unit	65%			2019		1	\$23,700	B
No Component	35%							D
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,600	B
No Component	80%							D
Exhaust Fans								
Roof	20%			2021		2	\$100	B
No Component	80%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2019		2	\$4,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Working Units And 1 Obsolete Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2016		4	\$1,300	B

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		C
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Floors B-4</i>					
			<i>Explanation : 1 Unit</i>					

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : SENECA ANNEX
 Address : 999 FREEMAN STREET
 Borough : BRONX Agency's Number : N/A
 Program / Asset # : DHS0065.000 / 3015 Yr Built/Renovated : 1919 / 2009
 Area Sq Ft : 28,452 Project Type : HOMELESS SERVICES
 Date of Survey : 07-Oct-2009 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,3,5
 Block : 3007 Lot : 1 BIN : 2010906

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Electrical			\$37,400
Mechanical			\$59,800
Total			\$97,200
Priority B			\$97,200
Total			\$97,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$4,400	\$5,800	
Interior Architecture	\$24,500	\$5,400		\$700
Electrical	\$300	\$100	\$400	\$100
Mechanical	\$3,600	\$2,000	\$15,300	\$2,500
Total	\$28,400	\$11,800	\$21,500	\$3,200
Priority A		\$4,400	\$5,800	
Priority B	\$6,500	\$2,000	\$15,700	\$2,600
Priority C	\$21,900	\$5,400		\$700
Total	\$28,400	\$11,800	\$21,500	\$3,200



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

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA ANNEX
Asset # : 3015

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$14,600	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Copper/Terne	5%			2065	**	10	\$4,400	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%			LIFE	**	5	\$33,500	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2046	**	5	\$11,500	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$4,000	A
Roof								
Modified Bitumen	97%			2031	**	10	\$10,300	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%			2051	**	10	\$1,100	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,800	C
Ceramic Tile	15%			2030	**	5	\$5,200	C
Vinyl Tile	15%			2026	**	3	\$2,600	C
Wood	65%			2049	**	5	\$42,500	C
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$5,600	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	C
Gypsum Board	70%			LIFE	**	5	\$23,700	C
Plaster	15%			LIFE	**	5	\$2,500	C
Ceilings								
AcousTileSusp.Lay-In	15%			2034	**	5	\$5,200	B
Gypsum Board	65%			LIFE	**	5	\$28,300	B
Plaster	20%			LIFE	**	5	\$4,400	B

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

Under 600 Volts

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA ANNEX
Asset # : 3015

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$100	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$600	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2021	\$16,500	10	\$6,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors, 1st Floor</i>								
<i>Explanation : T-12 Lamps</i>								
HID	2%			2016	\$200	10		B
Incandescent	68%			2021	\$37,400	2	\$400	B
Egress Lighting								
Emergency, Battery	20%			2021	\$1,900	10	\$1,100	B
Exit, Service	80%			2021	\$3,000	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA ANNEX
Asset # : 3015

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	50%			2026	**	1	\$5,800	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Hot Water Boiler	50%			2041	**	1	\$5,800	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$1,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$7,500	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	10%	Now	\$1,700	2022	\$33,400	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub Basement Boiler Room</i>								
Window/Wall Unit	10%			2016	\$5,300	1		B
No Component	80%							D
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$3,000	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$3,900	B
No Component	70%							D
Exhaust Fans								
Roof	30%			2021	\$6,200	2	\$200	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2021	\$59,800			B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Submersible	100%			2016	\$6,100	4	\$1,300	B

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES
Address : 1215-1225 SENECA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DHS0060.000 / 2595 **Yr Built/Renovated** : 1920 / 2005
Area Sq Ft : 77,940 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 2761 **Lot** : 43 **BIN** : 2006338

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$53,700	\$134,600
Interior Architecture	\$229,700	\$455,300
Electrical		\$111,100
Total	\$283,400	\$701,100
Priority A	\$53,700	\$134,600
Priority B		\$204,900
Priority C	\$229,700	\$361,600
Total	\$283,400	\$701,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$17,400			\$4,200
Interior Architecture				\$3,500
Electrical	\$800	\$200	\$2,600	\$200
Mechanical	\$5,700	\$5,100	\$41,100	\$6,700
Elevators/Escalators	\$4,900	\$4,900	\$4,900	\$4,900
Total	\$28,900	\$10,300	\$48,700	\$19,500
Priority A	\$17,400			\$4,200
Priority B	\$11,500	\$10,300	\$48,700	\$11,800
Priority C				\$3,500
Total	\$28,900	\$10,300	\$48,700	\$19,500



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

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$80,600	A
	<i>Water Penetration, Extent : Light, Area Affected : 5%</i>							
	<i>Location : B & C Line</i>							
Masonry: Brick	10%			LIFE	**	5	\$9,000	A
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : North Facade</i>							
	<i>Explanation : Cement Stucco Coated</i>							
Windows								
Aluminum	95%	Now	\$53,700	2037	**	5	\$2,900	A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Cirwt/Balnc Not Funct, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Metal Clad	5%	2-4	\$17,400	2046	**	5	\$900	A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Stairs</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stairs</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Stairs</i>							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$3,400	A
Masonry: Brick	25%			LIFE	**	5	\$1,400	A
Metal Panel	10%			2047	**	5	\$2,200	A
Pre-Cast Concrete	5%			LIFE	**	5	\$1,800	A
Roof								
Modified Bitumen	98%			2029	**	10	\$45,000	A
Skylight, Metal/Glass	2%			2047	**	10	\$3,100	A
Interior								
Floors								
Ceramic Tile	10%	Now	\$60,800	2030	**	5	\$4,700	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Bathrooms Showers</i>							
Vinyl Tile	30%	Now	\$52,400	2021	\$261,800	3	\$10,500	C
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Wood	60%	Now	\$116,500	2049	**	5	\$52,700	C
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Gypsum Board	70%			LIFE	**	5	\$47,100	C
Plaster	30%			LIFE	**	5	\$10,100	C

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

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DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

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

Interior

Ceilings

Gypsum Board	80%			LIFE	**	5	\$93,800	B
Plaster	20%			LIFE	**	5	\$11,700	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	**	5	\$300	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2000 Amps Service

Switchgear / Switchboard

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

Conduit	100%			2031	**	1		B
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Panelboards

Molded Case Bkrs	100%			2029	**	5	\$1,700	B
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Wiring

Thermoplastic	100%			2031	**	1		B
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Motor Controllers

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

Grounding Devices

Not Accessible	100%							D
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement

Explanation : Covered With Insulation

Lighting

Interior Lighting

Fluorescent	23%			2021	\$34,100	10	\$13,200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Corridors

Explanation : T-12 Lamps

HID	2%			2021	\$500	10		B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Front Entrance, Roof

Explanation : High Pressure Sodium

Incandescent	75%			2021	\$111,100	2	\$1,100	B
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Egress Lighting

Exit, Service	50%			2026	**	1		B
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Exit, Battery	50%			2026	**	10	\$2,100	B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
SENECA AVENUE HOUSES EDDIE FERNANDEZ HOUSES

Asset # : 2595

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$31,100	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$3,100	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$20,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016		1	\$14,300	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,900	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,900	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2016		2	\$900	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Needs A Hot Water Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Vertical Transport								
Elevators								
Hydraulic	10%			LIFE	**			C
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : B - G</i>						
		<i>Explanation : 1 Frieght</i>						
No Component	90%							D

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : SPRINGFIELD FAMILY INN
Address : 146-80 GUY R. BREWER BLVD.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DHS0056.000 / 2670 **Yr Built/Renovated** : 1990 / 2009
Area Sq Ft : 61,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 20-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 13307 **Lot** : 91 **BIN** : 4430508

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$121,500	\$102,900
Interior Architecture		\$113,900
Electrical		\$40,600
Mechanical		\$73,600
Total	\$121,500	\$330,900
Priority A	\$121,500	\$102,900
Priority B		\$187,500
Priority C		\$40,500
Total	\$121,500	\$330,900

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				\$8,700
Interior Architecture	\$51,700			
Electrical	\$2,200		\$27,800	
Mechanical	\$22,400	\$6,000	\$19,900	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,200	\$10,000	\$51,700	\$18,200
Priority A				
Priority B	\$43,000	\$10,000	\$51,700	\$9,500
Priority C	\$37,200			\$8,700
Total	\$80,200	\$10,000	\$51,700	\$18,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$56,100	A
Windows								
Aluminum	100%	Now	\$35,400	2037	**	5	\$1,900	A
<i>Water Penetration, Extent : Light, Area Affected : 40%</i>								
<i>Location : At Sills Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2034	**	5-10	\$68,500	A
Roof								
Built-Up (BUR)	65%			2031	**	10	\$46,800	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	35%			2034	**	10	\$46,200	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,000	C
Vinyl Tile	95%			2026	**	3	\$34,900	C
Interior Walls								
Ceramic Tile	10%			2024	**	5	\$8,800	C
Concrete Masonry Unit	13%			LIFE	**	5	\$4,600	C
Gypsum Board	77%	Now	\$24,100	LIFE	**	5	\$40,500	C
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Ceilings								
Gypsum Board	80%	Now	\$14,500	LIFE	**	5	\$73,400	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Rooms 208-216</i>								
Plaster	20%			LIFE	**	5	\$9,200	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2031	**	1		B

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$1,800	B
		<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 15 Kva 208v/120v Uninterruptible Power System (ups)</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2026	**	10	\$27,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T8 Lamps</i>						
Fluorescent	35%			2021	\$40,600	10	\$15,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T12 Lamps</i>						
HID	5%			2026	**	10	\$100	B
Egress Lighting								
Emergency, Service	50%			2021	\$4,000	1		B
Exit, Service	50%			2021	\$4,000	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	50%			2038	**	1	\$12,200	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						
Hot Water Boiler	50%			2026	**	1	\$12,200	B
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Of 2 Units</i>						

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$3,600	B
Terminal Devices								
Air Handler	25%	Now	\$7,400	2021	\$73,600	1	\$6,800	B
<i>Broken, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : 1 Unit In Basement</i>								
Convactor/Radiator	75%			2026	**	1	\$11,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	15%			2025	**	2	\$500	B
Window/Wall Unit	10%			2016	\$11,200	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,300	B
Exhaust Fans								
Interior	20%			2021	\$12,100	2	\$300	B
Roof	80%	Now	\$10,400	2021	\$34,700	2	\$1,000	B
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2031	**	1		B
HW Heat Exchanger								
HTHW/HW	100%			2051	**			B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Brand New Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	**	1	\$3,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport Elevators Hydraulic	100%			LIFE		* *	C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : C-2</i>							
<i>Explanation : 1 Unit</i>							

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : STATEN ISLAND FAMILY SHELTER HOSPITALITY HOUSE
Address : 100 CENTRAL AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DHS0046.000 / 1944 **Yr Built/Renovated** : 1937 / 1987
Area Sq Ft : 26,134 **Project Type** : HOMELESS SERVICES
Date of Survey : 14-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 6 **Lot** : 14 **BIN** : 5000048

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture		\$219,400
Electrical	\$48,700	
Total	\$48,700	\$219,400
Priority B	\$48,700	
Priority C		\$219,400
Total	\$48,700	\$219,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$70,300		\$12,500	
Interior Architecture	\$14,600	\$2,900	\$12,600	
Electrical		\$300	\$23,000	
Mechanical	\$9,700	\$3,300	\$14,800	\$2,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$106,500	\$18,400	\$74,800	\$14,600
Priority A	\$70,300		\$12,500	
Priority B	\$21,600	\$15,400	\$62,300	\$14,600
Priority C	\$14,600	\$2,900		
Total	\$106,500	\$18,400	\$74,800	\$14,600



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

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

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

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

Asset # : 1944

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$19,500	LIFE	**	5	\$7,700	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement Window At South Facade</i>								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Section Of South Facade Is Covered With Stucco.</i>								
Masonry: Brick	5%	Now	\$5,100	LIFE	**	5	\$1,500	A
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Door At South Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Door At South Facade</i>								
<i>Explanation : Brick Section Has Been Used As A Steel Lintel.</i>								
Masonry: Brick	60%			LIFE	**	5	\$18,500	A
Stucco Cement	5%	Now	\$4,800	2034	**	5	\$1,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%	Now	\$19,000	2034	**	5	\$3,900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Stucco Over Brick</i>								
Windows								
Aluminum	90%	Now	\$8,800	2037	**	5	\$900	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$11,800	2046	**	5	\$1,300	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Fifth Floor And Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fifth Floor And Stair</i>								

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

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

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

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

Asset # : 1944

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	65%			LIFE	**	5	\$1,100	A
Metal Panel	5%	Now	\$700	2041	**	5	\$200	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping</i>								
Metal Rail	5%	Now	\$200	2026	**	5	\$600	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Corners Of Building</i>								
Stucco Cement	25%			2034	**	5	\$1,000	A
Roof								
Modified Bitumen	95%			2026	**	10	\$12,500	A
Skylight, Metal/Glass	5%			2031	**	10	\$2,200	A
Interior								
Floors								
Ceramic Tile	5%			2024	**	5	\$1,600	C
Marble Panels	5%			LIFE	**	5	\$1,200	C
Terrazzo	15%	Now	\$13,800	LIFE	**	5	\$3,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	75%			2021	\$219,400	3	\$8,800	C
Interior Walls								
Plaster	100%			LIFE	**	5	\$11,300	C
Ceilings								
AcousTileSusp.Lay-In	80%			2026	**	5	\$25,200	B
Metal Panel	5%			LIFE	**	5	\$2,000	B
Plaster	15%			LIFE	**	5	\$2,900	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$900	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$14,500	5	\$100	B
Raceway								
Conduit	100%			2021	\$2,500	1		B
Panelboards								
Fused Disc Sw	10%			2020	\$1,100	5	\$100	B
Molded Case Bkrs	90%			2020	\$9,900	5	\$500	B
Wiring								
Thermoplastic	100%			2021	\$3,900	1		B

Ground

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

Asset # : 1944

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Stand-by Power								
Transfer Switches								
Manual	100%			2021	\$10,600	5	\$100	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	98%			2016	\$48,700	10	\$18,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Lamp T-12</i>						
HID	1%			2016	\$100	10		B
Incandescent	1%			2016	\$500	2		B
Egress Lighting								
Emergency, Service	50%			2016	\$1,700	1		B
Exit, Service	50%			2016	\$1,700	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$20,800	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Boiler Feed Tank And Pumps</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Steam Piping/Pump	100%			2031	**	4	\$1,600	B
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$6,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2016	\$4,800	1		B
No Component	90%							D
Ventilation								

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

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

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

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

Asset # : 1944

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,700	B
Exhaust Fans								
Roof	100%			2026	* *	2	\$700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$5,400	2	\$300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 3 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Submersible	100%			2014	\$6,100	4	\$2,000	B
Backflow Preventer								
No Component	90%							D
Generic	10%			2026	* *	1	\$100	B
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boilers Only</i>						
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-6</i>						
		<i>Explanation : 2 Units</i>						

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : STOCKHOLM RESIDENCE (2 BUILDINGS)
 Address : 99-103 STOCKHOLM STREET @CENTRAL AVENUE
 Borough : BROOKLYN Agency's Number : FK28
 Program / Asset # : DHS0085.000 / 4457 Yr Built/Renovated : 1923 / 1993
 Area Sq Ft : 55,000 Project Type : HOMELESS SERVICES
 Date of Survey : 24-Nov-2009 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4
 Block : 3243 Lot : 46 BIN : 3073773

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$153,800	\$46,900
Interior Architecture		\$205,300
Electrical		\$106,400
Total	\$153,800	\$358,600
Priority A	\$153,800	\$46,900
Priority B		\$163,200
Priority C		\$148,500
Total	\$153,800	\$358,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$48,300			\$4,500
Interior Architecture		\$17,200	\$21,900	
Electrical	\$1,500	\$100	\$400	\$100
Mechanical	\$3,700	\$4,100	\$17,900	\$5,200
Total	\$53,500	\$21,400	\$40,200	\$9,800
Priority A	\$48,300			\$4,500
Priority B	\$5,200	\$4,200	\$18,300	\$5,300
Priority C		\$17,200	\$21,900	
Total	\$53,500	\$21,400	\$40,200	\$9,800



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

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

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

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

Asset # : 4457

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$76,900	LIFE	**	5	\$23,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South And East Facades</i>								
Masonry: Brick	50%	Now	\$76,900	LIFE	**	5	\$23,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, Bulkheads</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Windows								
Aluminum	90%			2037	**	5	\$9,000	A
Metal Clad	10%			2029	**	5	\$6,200	A
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$2,700	A
Masonry: Brick	65%			LIFE	**	5	\$5,000	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Areaways And Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Roof								
Modified Bitumen	95%	Now	\$34,100	2026	**			A
<i>Alligating, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above D-line Apartments</i>								
Skylight, Metal/Glass	5%	Now	\$11,100	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,100	C
Ceramic Tile	20%			2030	**	5	\$9,300	C
Vinyl Tile	25%			2021		3	\$4,400	C
Wood	50%			2036	**	5	\$43,800	C
Interior Walls								
Ceramic Tile	20%			2030	**	5	\$22,100	C
Gypsum Board	60%			LIFE	**	5	\$39,800	C
Plaster	20%			LIFE	**	5	\$6,600	C
Ceilings								
Gypsum Board	100%			LIFE	**	5	\$56,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Apartment 4g, And D Line Apartments</i>								

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

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

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

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

Asset # : 4457

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	35%			2021	\$37,200	10	\$14,400	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-12 Lamps</i>						
Incandescent	65%			2021	\$69,200	2	\$700	B
Egress Lighting								
Emergency, Service	50%			2021	\$3,600	1		B
Exit, Service	50%			2021	\$3,600	1		B
Exterior Lighting								
HID	100%			2021	\$1,800	10	\$100	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2031	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2026	**	1	\$22,300	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 5 Units-300,000 Btu/hr Ea</i>						

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

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

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

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

Asset # : 4457

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$2,200	B
Terminal Devices								
Convactor/Radiator	100%			2026	* *	1	\$14,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2019	\$10,300	1		B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$25,100	B
Exhaust Fans								
Interior	20%			2021	\$11,100	2	\$300	B
Roof	80%			2021	\$31,900	2	\$1,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2019	\$11,700	2	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units - A O Smith 100 Gallons Ea</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2016	\$10,100	4	\$1,300	B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,803,200	\$509,800
Interior Architecture	\$3,513,300	\$378,900
Electrical		\$1,323,200
Mechanical	\$392,200	\$605,800
Total	\$5,708,700	\$2,817,700
Priority A	\$1,803,200	\$509,800
Priority B	\$1,691,900	\$1,929,100
Priority C	\$2,213,600	\$378,900
Total	\$5,708,700	\$2,817,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$60,400			
Interior Architecture	\$34,900			\$10,500
Electrical	\$47,000	\$16,000	\$18,000	\$19,000
Mechanical	\$124,500	\$50,700	\$65,400	\$41,400
Total	\$266,800	\$66,700	\$83,400	\$70,900
Priority A	\$60,400			
Priority B	\$171,500	\$66,700	\$83,400	\$60,400
Priority C	\$34,900			\$10,500
Total	\$266,800	\$66,700	\$83,400	\$70,900



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

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

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

DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$235,100	LIFE	**	5	\$116,200	A
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	Now	\$878,000	LIFE	**	5	\$267,600	A
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Masonry: Sandstone	5%			LIFE	**	5	\$22,300	A
Windows								
Aluminum	95%	0-2	\$44,700	2039	**	5	\$9,500	A
	<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2032	**	10	\$6,300	A
Parapets								
Cast Stone/Terra Cotta	2%			LIFE	**	5-10	\$43,700	A
Copper/Terne	2%	0-2	\$2,600	2043	**	5	\$3,700	A
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	90%	0-2	\$451,000	LIFE	**	5	\$69,200	A
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	3%	0-2	\$14,900	LIFE	**	5	\$2,900	A
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal Panel	3%			2043	**	5	\$8,900	A
Roof								
Asphalt Shingle	50%	Now	\$66,500	2032	**			A
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Over Drill Floor</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Over Drill Floor</i>							
Metal Panel	7%			2036	**	10	\$43,700	A
Modified Bitumen	35%	Now	\$84,200	2028	**			A
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Over Third Floor</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Single Ply Membrane	3%			2028	**	10	\$10,200	A
Skylight, Metal/Glass	5%			2033	**	10	\$56,800	A
Interior								

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DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	55%	0-2	\$114,000	LIFE	**	5	\$335,300	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	0-2	\$15,100	2026	**	5	\$7,000	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%	Now	\$778,000	2033	**	3	\$31,400	C
	<i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Wood	10%	Now	\$230,800	2051	**	5	\$26,100	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Second And Third Floors</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Second And Third Floors</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Second And Third Floors</i>							
Interior Walls								
Ceramic Tile	10%	Now	\$125,300	2026	**	5	\$10,900	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Old Pool, Throughout</i>							
Concrete Masonry Unit	15%	0-2	\$60,400	LIFE	**	5	\$13,100	C
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	15%	Now	\$58,300	LIFE	**	5	\$19,600	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	10%	0-2	\$144,500	LIFE	**			C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Plaster	45%	Now	\$702,400	LIFE	**	5	\$29,400	C
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Second And Third Floors, Throughout</i>							
	<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Second And Third Floors</i>							
Wood	5%	0-2	\$19,800	LIFE	**	5	\$43,600	C
	<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

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

Interior

Ceilings

Exposed Struc: Steel	40%			LIFE	**	10	\$223,000	B
Exposed Struc: Wood	40%	Now	\$609,100	LIFE	**			B

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

Location : Drill Floor, Throughout

Plaster	20%	Now	\$467,600	LIFE	**	5	\$34,800	B
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Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Second And Third Floors And Penthouse Throughout

Water Penetration, Extent : Moderate, Area Affected : 15%

Location : Second And Third Floors And Penthouse

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	**	5	\$800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : No Rating Accessible

Transformers

Dry Type	100%			2021	\$13,600	5	\$700	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Machine Room

Explanation : 2 @ 277/480

Switchgear / Switchboard

Fused Disc Sw	75%			2033	**	5	\$600	B
Molded Case Bkrs	25%			2023	\$29,100	5	\$1,200	B

Raceway

Conduit	80%			2023	\$24,500	1		B
Conduit	20%			2033	**	1		B

Panelboards

Molded Case Bkrs	20%			2031	**	5	\$1,000	B
Molded Case Bkrs	80%			2022	\$70,500	5	\$3,900	B

Wiring

Braided Cloth	50%	2-4	\$23,800	2048	**	1		B
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	50%			2033	**	1		B
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Motor Controllers

Locally Mounted	100%			2021	\$155,500	5	\$1,200	B
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Ground

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DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY
Asset # : 1975

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Stand-by Power								
Transfer Switches Automatic	100%			2028	**	1	\$57,000	B
Generators								
Diesel	100%			2026	**	1	\$71,500	B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Kohler Genset; Rating Not Available</i>								
Batteries								
Lead/Acid	100%			2016	\$600	5	\$6,800	B
Fuel Storage								
Main Tank	100%			2038	**	5	\$5,500	B
Lighting								
Interior Lighting Fluorescent	75%			2023	\$330,200	10	\$128,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	20%			2023	\$15,000	10	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Hall</i>								
<i>Explanation : Type: Mercury</i>								
Incandescent	5%			2023	\$22,000	2	\$200	B
Egress Lighting								
Emergency, Service	50%			2023	\$15,100	1		B
Exit, Service	50%			2023	\$15,100	1		B
Exterior Lighting								
HID	100%			2023	\$7,400	10	\$600	B
Alarm								
Fire/Smoke Detection No Component	70%							D
Generic	30%			2023	\$638,900	1-3	\$35,200	B

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

Heating

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DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY

Asset # : 1975

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 6	40%			2033	**	5	\$23,100	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units Of 4,000 Gallons Each</i>							
Natural Gas	60%			2043	**	1		B
Conversion Equipment								
Steam Boiler	100%	Now	\$105,300	2036	**	1	\$166,200	B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boilers</i>							
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Steam Piping/Pump	100%	Now	\$67,100	2033	**	4	\$9,200	B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Steam Traps Faulty, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Terminal Devices								
Air Handler	40%	Now	\$44,700	2023	\$447,100	1	\$41,500	B
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
Convectector/Radiator	60%	Now	\$83,800	2028	**	1	\$32,500	B
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2033	**	2	\$1,700	B
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : To Serve The Kitchen Area</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Under Construction</i>							
No Component	85%							D
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2	\$45,400	B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,400	B
Exhaust Fans								
Interior	60%	Now	\$1,000	2023	\$4,800	2	\$2,800	B
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout, Bathrooms</i>							
Roof	40%			2023	\$17,700	2	\$2,300	B

Plumbing

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

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DEPT. OF HOMELESS SERVICES - 071
SUMNER ARMORY SHELTER PAMOJA SUMMIT ARMORY
Asset # : 1975

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%	Now	\$31,000	2028	**	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Water Heater Gas Fired	40%	Now	\$19,300	2023	\$19,300	2	\$900	B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Gas Fired	60%			2022	\$28,900	2	\$1,700	B
HW Heat Exchanger Low Temp	100%			2023	\$64,300	4	\$27,700	B
Sanitary Piping Cast Iron	100%	Now	\$45,000	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
Storm Drain Piping Cast Iron	100%	Now	\$28,900	LIFE	**	1		B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
Sump Pump(s) Rigid Piping	100%	Now	\$10,100	2033	**	4	\$1,300	B
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fixtures Generic	100%							B
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression Standpipe Generic	100%			2043	**	1-5	\$94,100	B
Sprinkler Generic	100%			2043	**	1-2	\$52,300	B
Fire Pump Generic	100%			2032	**	1	\$34,800	B

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : UNIVERSITY AVENUE
Address : 1041-51 UNIVERSITY AVENUE @W. 165 STREET
Borough : BRONX **Agency's Number** : FB26
Program / Asset # : DHS0077.000 / 4449 **Yr Built/Renovated** : 1953 / 2002
Area Sq Ft : 65,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 23-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 2527 **Lot** : 14 **BIN** : 2003496

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$364,500
Interior Architecture	\$139,600	\$92,600
Electrical		\$122,300
Mechanical		\$187,300
Total	\$139,600	\$766,700
Priority A		\$364,500
Priority B		\$363,300
Priority C	\$139,600	\$38,900
Total	\$139,600	\$766,700

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$26,700		\$2,800	\$2,400
Interior Architecture	\$12,200	\$3,700	\$5,900	\$3,700
Electrical	\$700	\$100	\$400	\$100
Mechanical	\$5,800	\$4,800	\$9,100	\$6,100
Total	\$45,300	\$8,600	\$18,200	\$12,200
Priority A	\$26,700		\$2,800	\$2,400
Priority B	\$6,500	\$4,800	\$15,400	\$6,100
Priority C	\$12,200	\$3,700		\$3,700
Total	\$45,300	\$8,600	\$18,200	\$12,200



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

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$67,300	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade, Bulkheads</i>								
<i>Explanation : Stucco Over Brick</i>								
Masonry: Brick	5%	Now	\$6,100	LIFE	**	5	\$3,700	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads A And B</i>								
Metal Panel	2%			2041	**	5-10	\$10,300	A
Pre-Cast Concrete	3%			LIFE	**	5	\$7,300	A
Windows								
Aluminum	95%			2037	**	5	\$4,800	A
Metal Clad	5%	0-2	\$14,600	2046	**	5	\$800	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	A
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Explanation : Stucco Over Brick</i>								
Pre-Cast Concrete	5%	Now	\$900	LIFE	**	5	\$1,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2021	\$257,100	10	\$36,400	A
Skylight, Metal/Glass	5%	Now	\$5,000	2031	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs A And C</i>								
Interior								
Floors								
Carpet	2%			2020	\$9,000	3	\$3,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	C
Ceramic Tile	10%	Now	\$8,500	2030	**	5	\$3,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staff Restroom On First Floor</i>								
Vinyl Tile	30%			2026	**	3	\$11,700	C
Wood	53%	0-2	\$85,800	2036	**	5	\$38,900	C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	2%	Now	\$53,800	2036	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	8%			2030	**	5	\$7,500	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	C
Gypsum Board	50%			LIFE	**	5	\$28,000	C
Plaster	35%			LIFE	**	5	\$9,800	C
Ceilings								
AcousTileSusp.Lay-In	15%			2026	**	5	\$11,700	B
Exposed Concrete	5%			LIFE	**	5	\$600	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	55%			LIFE	**	5	\$53,800	B
Plaster	20%			LIFE	**	5	\$9,800	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Molded Case Bkrs	95%			2029	**	5	\$1,300	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Lighting								

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	64%			2021	\$79,100	10	\$30,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
HID	1%			2021	\$200	10		B
Incandescent	35%			2021	\$43,200	2	\$400	B
Egress Lighting								
Emergency, Battery	40%			2021	\$8,500	10	\$5,000	B
Exit, Battery	60%			2021	\$25,400	10	\$2,100	B
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$25,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 11 Hydrotherm Units, 4 Are Used To Supply Domestic Hot Water</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	**	4	\$2,600	B
Terminal Devices								
Convactor/Radiator	100%			2026	**	1	\$16,900	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2019	\$187,300	2	\$800	B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,100	B
Exhaust Fans								
Interior	20%			2026	**	2	\$300	B
Roof	80%			2026	**	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	**	1		B
Water Heater								
Gas Fired	100%			2020	\$13,500	2	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B

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DEPT. OF HOMELESS SERVICES - 071
UNIVERSITY AVENUE
Asset # : 4449

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	* *	1	\$3,200	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : URBAN FAMILY CENTER
Address : 130 BARUCH PLACE
Borough : MANHATTAN **Agency's Number** : FM07
Program / Asset # : DHS0073.000 / 4445 **Yr Built/Renovated** : 1941 / 1978
Area Sq Ft : 91,283 **Project Type** : HOMELESS SERVICES
Date of Survey : 11-Aug-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,6
Block : 325 **Lot** : 1 **BIN** : 1077594

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$1,547,200	\$128,500
Interior Architecture	\$47,500	\$1,047,300
Electrical	\$446,400	\$279,200
Mechanical		\$61,200
Total	\$2,041,200	\$1,516,100
Priority A	\$1,547,200	\$128,500
Priority B	\$446,400	\$463,900
Priority C	\$47,500	\$923,700
Total	\$2,041,200	\$1,516,100

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$47,600			
Interior Architecture	\$37,300	\$11,700		
Electrical	\$8,900	\$800	\$41,700	
Mechanical	\$10,800	\$15,600	\$28,000	\$10,900
Total	\$104,500	\$28,100	\$69,800	\$10,900
Priority A	\$47,600			
Priority B	\$38,100	\$16,400	\$69,800	\$10,900
Priority C	\$18,900	\$11,700		
Total	\$104,500	\$28,100	\$69,800	\$10,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$136,000	LIFE	**	5	\$27,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Entrance To Gas Main In Wing N</i>								
Cast Stone/Terra Cotta	5%	Now	\$256,000	LIFE	**	5	\$42,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Top Section Of Facades, Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Corners, Throughout</i>								
Masonry: Brick	5%	Now	\$177,000	LIFE	**	5	\$5,400	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Bulkheads</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
Masonry: Brick	75%	Now	\$531,100	LIFE	**	5	\$81,000	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Over Windows At Entrance To Basement Of F Wing, Throughout</i>								
Pre-Cast Concrete	5%	Now	\$9,500	LIFE	**	5	\$17,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Stucco Cement	5%	Now	\$33,200	2026	**	5	\$6,700	A
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout South Facade</i>								
Windows								
Aluminum	95%	Now	\$97,100	2037	**	5	\$3,400	A
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$2,300	A

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$59,200	LIFE	**	5	\$4,500	A
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : At Corners, Throughout</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Metal: Cage/Fence	20%	Now	\$4,900	2026	**	5	\$3,700	A
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Roof								
Built-Up (BUR)	97%	Now	\$236,200	2031	**			A
	<i>Blisters, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads And Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Bulkheads And Throughout</i>							
Skylight, Metal/Glass	3%	Now	\$54,600	2031	**			A
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Bulkheads, Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads, Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads, Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$12,000	C
Ceramic Tile	10%	Now	\$47,500	2030	**	5	\$5,500	C
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	85%			2021	\$868,600	3	\$35,000	C
Interior Walls								
Ceramic Tile	5%	Now	\$18,900	2030	**	5	\$3,300	C
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	70%			LIFE	**	5	\$55,100	C
Plaster	25%			LIFE	**	5	\$9,800	C
Ceilings								
Gypsum Board	90%			LIFE	**	5	\$123,600	B
Plaster	10%	Now	\$18,400	LIFE	**	5	\$6,900	B
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$28,000	5	\$300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Two 800 Amps Main Disconnect Switch</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$72,700	5	\$300	B
Raceway								
Conduit	15%			2031	**	1		B
Conduit	85%			2021	\$56,700	1		B
Panelboards								
Fused Disc Sw	5%			2029	**	5	\$100	B
Fused Disc Sw	10%			2020	\$6,600	5	\$200	B
Molded Case Bkrs	15%			2029	**	5	\$300	B
Molded Case Bkrs	70%			2020	\$46,300	5	\$1,400	B
Wiring								
Braided Cloth	10%	2-4	\$7,600	2046	**	1		B
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Thermoplastic	40%			2031	**	1		B
Thermoplastic	50%			2021	\$38,000	1		B
Motor Controllers								
Locally Mounted	30%			2026	**	5	\$200	B
Locally Mounted	70%			2019	\$65,400	5	\$400	B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$1,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	90%			2016	\$382,500	10	\$60,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Ussing T12 Lamps</i>							
Fluorescent	5%			2026	**	10	\$3,400	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Kitchen</i>							
	<i>Explanation : Using T8 Lamps</i>							
HID	2%			2016	\$6,000	10		B
Incandescent	3%			2016	\$12,800	2	\$100	B
Egress Lighting								
Emergency, Battery	30%			2016	\$8,900	10	\$5,300	B
Emergency, Battery	20%			2026	**	10	\$3,500	B
Exit, Service	40%			2016	\$4,800	1		B
Exit, Service	10%			2026	**	1		B

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2031	**	1		B
Conversion Equipment Steam Boiler	100%			2026	**	1	\$72,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution Steam Piping/Pump	100%			2031	**	4	\$5,400	B
Terminal Devices Convactor/Radiator	95%			2026	**	1	\$22,600	B
Fan Coil Unit/Heat	5%			2021	\$61,200	1	\$1,200	B
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		B
Conversion Equipment Window/Wall Unit	10%			2016	\$16,800	1		B
No Component	90%							D
Ventilation								
Distribution Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,200	B
No Component	80%							D
Exhaust Fans Roof	20%			2021	\$13,000	2	\$500	B
No Component	80%							D
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2026	**	1		B
HW Heat Exchanger Low Temp	100%			2031	**	4	\$10,900	B
Sanitary Piping Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping Cast Iron	100%			LIFE	**	1		B
Sump Pump(s) Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Sewage Ejector(s) Electric	100%			2026	**	4	\$2,000	B
Backflow Preventer Generic	100%			2026	**	1	\$4,500	B
Fixtures Generic	100%							B

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : VETERANS SRO - EAST HARLEM
Address : 22 EAST 119TH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DHS0059.000 / 2594 **Yr Built/Renovated** : 1992 / 2005
Area Sq Ft : 66,490 **Project Type** : HOMELESS SERVICES
Date of Survey : 08-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 1745 **Lot** : 5 **BIN** : 1076434

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$66,800
Interior Architecture		\$40,200
Electrical		\$173,600
Mechanical		\$97,900
Total		\$378,500
Priority A		\$66,800
Priority B		\$271,500
Priority C		\$40,200
Total		\$378,500

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture			\$22,500	\$2,500
Interior Architecture	\$9,000	\$2,000		\$9,000
Electrical	\$6,100	\$3,800	\$5,200	\$3,800
Mechanical	\$5,700	\$4,800	\$9,200	\$6,800
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$32,700	\$22,400	\$48,700	\$33,900
Priority A			\$22,500	\$2,500
Priority B	\$23,700	\$20,400	\$26,200	\$22,400
Priority C	\$9,000	\$2,000		\$9,000
Total	\$32,700	\$22,400	\$48,700	\$33,900



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

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

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

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$66,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Window Wall	15%			2041	**	5	\$44,200	A
Windows								
Aluminum	95%			2037	**	5	\$5,000	A
Glass Block	3%			LIFE	**	5	\$100	A
Metal Louvers	2%			2030	**	10	\$700	A
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,100	A
Masonry: Brick	50%			LIFE	**	5	\$2,100	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2041	**	5	\$800	A
Roof								
Modified Bitumen	100%			2029	**	10	\$33,600	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$8,700	C
Ceramic Tile	5%			2030	**	5	\$4,000	C
Vinyl Tile	90%			2026	**	3	\$36,000	C
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$5,700	C
Glass: Single Pane	15%			LIFE	**	5	\$10,800	C
Gypsum Board	70%			LIFE	**	5	\$40,200	C
Ceilings								
Exposed Concrete	65%			LIFE	**	5	\$8,100	B
Gypsum Board	35%			LIFE	**	5	\$35,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2-main Service Protectors Rated @ 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	100%			2031	**	1		B

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

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

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

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,400	B
Wiring								
Thermoplastic	100%			2031	**	1		B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$400	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	1	\$16,800	B
Generators								
Diesel	100%			2024	**	1	\$21,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical / Generator Room</i>								
<i>Explanation : 258kw Detroit Diesel Genset.</i>								
Batteries								
Lead/Acid	100%			2014	\$600	5	\$2,000	B
Fuel Storage								
Main Tank	100%			2036	**	5	\$1,600	B
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$125,100	10	\$48,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	1%			2021	\$200	10		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Metal Halide</i>								
Egress Lighting								
Exit, Service	100%			2021	\$8,700	1		B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2036	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Copper</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		B

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

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

DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Conversion Equipment								
Furnace	20%			2026	**	1	\$5,300	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : 1 Unit, Not In Service</i>							
Hot Water Boiler	80%			2034	**	1	\$21,200	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,600	B
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$17,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2021	\$27,500	2	\$300	B
Window/Wall Unit	80%			2019	\$97,900	1		B
No Component	10%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$29,800	B
Exhaust Fans								
Interior	10%			2026	**	2	\$200	B
Roof	90%			2026	**	2	\$1,500	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2034	**	1		B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$2,000	B
Backflow Preventer								
Generic	100%			2026	**	1	\$3,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : C-6</i>							
	<i>Explanation : Two Units</i>							

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Estimates are rounded to the nearest hundred dollars.

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DEPT. OF HOMELESS SERVICES - 071
VETERANS SRO - EAST HARLEM
Asset # : 2594

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : **WAYSIDE MAC DONOUGH RESIDENCE (2 BUILDINGS)**
 Address : **771-775 MAC DONOUGH STREET**
 Borough : **BROOKLYN** Agency's Number : **FK25**
 Program / Asset # : **DHS0086.000 / 4458** Yr Built/Renovated : **1923 / 1990**
 Area Sq Ft : **45,000** Project Type : **HOMELESS SERVICES**
 Date of Survey : **02-Dec-2009** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Roof, Floors 1,2,3,4**
 Block : **1498** Lot : **53** BIN : **3040227**

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$69,400
Electrical		\$52,200
Total		\$121,600
Priority A		\$69,400
Priority B		\$52,200
Total		\$121,600

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$12,300		\$2,200	\$2,100
Interior Architecture	\$13,000	\$11,900		\$1,500
Electrical	\$1,400		\$36,600	
Mechanical	\$3,200	\$3,100	\$27,200	\$4,000
Total	\$30,000	\$15,000	\$66,000	\$7,600
Priority A	\$12,300		\$2,200	\$2,100
Priority B	\$4,700	\$3,100	\$63,800	\$4,000
Priority C	\$13,000	\$11,900		\$1,500
Total	\$30,000	\$15,000	\$66,000	\$7,600



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

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

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

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

Asset # : 4458

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%	Now	\$2,400	LIFE	**	5	\$700	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%			LIFE	**	5	\$12,500	A
Metal Panel	5%			2041	**	5-10	\$5,000	A
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$2,400	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	95%			2037	**	5	\$4,100	A
Metal Clad	5%			2029	**	5	\$1,400	A
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,600	LIFE	**	5	\$1,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%			LIFE	**	5	\$3,300	A
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face And Areaways</i>								
<i>Explanation : Stucco On Brick</i>								
Metal Panel	10%			2041	**	5	\$1,600	A
Metal Rail	5%	Now	\$400	2026	**	5	\$1,500	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	98%			2021	\$69,400	10	\$9,800	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	2%	Now	\$2,600	2031	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
Interior								
Floors								
Carpet	5%			2020	\$7,900	3	\$2,700	C
Ceramic Tile	25%			2030	**	5	\$6,800	C
Vinyl Tile	15%			2026	**	3	\$2,000	C
Vinyl Tile	10%			2029	**	3	\$1,400	C
Wood	45%			2049	**	5	\$23,000	C

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

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

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

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

Asset # : 4458

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	25%			2030	**	5	\$16,900	C
Gypsum Board	75%			LIFE	**	5	\$30,400	C
Ceilings								
Gypsum Board	85%			LIFE	**	5	\$28,900	B
Plaster	15%			LIFE	**	5	\$2,600	B
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	**	5	\$200	B
Raceway								
Conduit	95%			2031	**	1		B
Conduit	5%			2041	**	1		B
Panelboards								
Molded Case Bkrs	100%			2029	**	5	\$1,000	B
Wiring								
Thermoplastic	95%			2031	**	1		B
Thermoplastic	5%			2041	**	1		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$52,200	10	\$20,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	40%			2016	\$34,800	2	\$300	B
Egress Lighting								
Emergency, Service	40%			2021	\$2,400	1		B
Exit, Service	60%			2021	\$3,600	1		B
Exterior Lighting								
HID	100%			2016	\$1,500	10	\$100	B

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 4458

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2041	* *	1	
Conversion Equipment							
Hot Water Boiler	100%			2034	* *	1	\$18,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : 3 Units, Hydrotherm-720,000 Btu/hr</i>							
Distribution							
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,800
Terminal Devices							
Convactor/Radiator	100%			2034	* *	1	\$11,900
Air Conditioning							
Energy Source							
Electricity	100%			2037	* *	1	
Conversion Equipment							
Window/Wall Unit	25%			2016	\$21,100	1	
No Component	75%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,500
Exhaust Fans							
Roof	100%			2026	* *	2	\$1,100
Plumbing							
H/C Water Piping							
Galv Iron/Steel	100%			2026	* *	1	
Water Heater							
Gas Fired	100%			2019	\$9,500	2	\$600
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Fixtures							
Generic	100%						

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

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

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

Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : WEBSTER HOUSING
Address : 1075 WEBSTER AVENUE @E. 166 STREET
Borough : BRONX **Agency's Number** : SR01
Program / Asset # : DHS0079.000 / 4451 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 57,913 **Project Type** : HOMELESS SERVICES
Date of Survey : 06-Oct-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9
Block : 2425 **Lot** : 20 **BIN** : 2102353

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$217,200
Interior Architecture		\$112,200
Electrical	\$41,800	
Total	\$41,800	\$329,400
Priority A		\$217,200
Priority B	\$41,800	\$69,700
Priority C		\$42,500
Total	\$41,800	\$329,400

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$7,900			\$2,400
Interior Architecture	\$18,300	\$3,800		\$11,300
Electrical	\$10,200	\$3,300	\$5,300	\$3,900
Mechanical	\$22,700	\$4,000	\$46,300	\$5,100
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$76,900	\$28,900	\$69,300	\$40,600
Priority A	\$7,900			\$2,400
Priority B	\$57,600	\$25,100	\$69,300	\$26,800
Priority C	\$11,300	\$3,800		\$11,300
Total	\$76,900	\$28,900	\$69,300	\$40,600



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

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

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

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

Exterior

Exterior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$18,000	A
Masonry: Brick	95%			LIFE	**	5	\$68,300	A

Windows

Aluminum	100%			2037	**	5	\$4,800	A
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Parapets

Masonry: Brick	80%			LIFE	**	5	\$2,000	A
Metal: Cage/Fence	20%			2034	**	5-10	\$3,900	A

Roof

IRMA/Protected Membrane	80%			2021	\$148,900	10	\$16,400	A
Metal Panel	15%			2034	**	10	\$5,600	A
Skylight, Metal/Glass	5%			2041	**	10	\$3,400	A

Interior

Floors

Carpet	15%			2020	\$60,300	3	\$20,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$15,200	C
Ceramic Tile	5%			2030	**	5	\$3,500	C
Vinyl Tile	70%			2026	**	3	\$24,400	C

Interior Walls

Ceramic Tile	5%			2030	**	5	\$4,200	C
Glass: Single Pane	10%			LIFE	**	5	\$6,200	C
Gypsum Board	85%			LIFE	**	5	\$42,500	C

Ceilings

AcousTileSusp.Lay-In	20%			2034	**	5	\$13,900	B
Gypsum Board	80%			LIFE	**	5	\$69,700	B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041	**	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 3000 Amps Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	70%			2041	**	5	\$100	B
Molded Case Bkrs	30%			2041	**	5	\$400	B

Raceway

Conduit	100%			2041	**	1		B
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Panelboards

Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	95%			2037	**	5	\$1,200	B

Wiring

Thermoplastic	100%			2041	**	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$14,600	B
Generators								
Diesel	100%			2030	**	1	\$18,400	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : On The Roof</i>						
		<i>Explanation : One 288 Kva Cummins Onan Genset</i>						
Batteries								
Nickel Cadmium	100%			2014	\$600	5	\$10,600	B
Fuel Storage								
Main Tank	100%			2049	**	5	\$1,400	B
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$41,800	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	2%			2026	**	10		B
Egress Lighting								
Exit, Service	50%			2026	**	1		B
Exit, Battery	50%			2026	**	10	\$1,600	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	**	5	\$200	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%			2021	\$6,300	1	\$2,300	B
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Roof</i>							
	<i>Explanation : 2 Ac / Heat Package Units For Cafeteria</i>							
Hot Water Boiler	90%			2034	**	1	\$20,800	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,300	B
Terminal Devices								
Air Handler	10%	Now	\$2,800	2016	\$27,900	1	\$2,600	B
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
Convactor/Radiator	80%			2026	**	1	\$12,100	B
No Component	10%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2021	\$34,200	2	\$300	B
Window/Wall Unit	10%			2016	\$10,700	1		B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,000	B
Exhaust Fans								
Roof	100%			2026	**	2	\$1,400	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	Now	\$15,500	2034	**	1		B
	<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Water Main Valve</i>							
	<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Cold Water Boost Pumps In Basement</i>							
Water Heater								
Gas Fired	100%			2019	\$12,100	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	**	4	\$2,000	B
Fixtures								
Generic	100%							B

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DEPT. OF HOMELESS SERVICES - 071
WEBSTER HOUSING
Asset # : 4451

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Geared Traction	100%			LIFE		* *		C
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : B-9</i>							
	<i>Explanation : 2 Units</i>							

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Print Date : 22-Oct-2012

DEPT. OF HOMELESS SERVICES - FY 2013

Asset Name : WILLOW SHELTER
Address : 781 EAST 135TH STREET @WILLOW AVENUE
Borough : BRONX **Agency's Number** : HX010
Program / Asset # : DHS0075.000 / 4447 **Yr Built/Renovated** : 1886 /
Area Sq Ft : 29,000 **Project Type** : HOMELESS SERVICES
Date of Survey : 30-Sep-2009 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 2587 **Lot** : 1 **BIN** : 2003989

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$483,400	\$89,600
Interior Architecture	\$1,864,200	
Electrical		\$54,600
Mechanical		\$529,000
Total	\$2,347,600	\$673,200
Priority A	\$483,400	\$89,600
Priority B	\$1,296,300	\$583,600
Priority C	\$567,900	
Total	\$2,347,600	\$673,200

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$32,000	\$17,100		
Interior Architecture	\$33,000			\$1,100
Electrical	\$2,200	\$300	\$100	
Mechanical	\$21,100	\$3,300	\$30,800	\$4,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$92,200	\$24,600	\$34,800	\$9,000
Priority A	\$32,000	\$17,100		
Priority B	\$27,300	\$7,500	\$34,800	\$7,900
Priority C	\$33,000			\$1,100
Total	\$92,200	\$24,600	\$34,800	\$9,000



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$40,300	LIFE	**	5	\$3,200	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : East Facade Exit - Concrete Landing</i>								
Masonry: Brick	5%	Now	\$52,500	LIFE	**	5	\$1,600	A
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 85%</i>								
<i>Location : East Facade, Retaining Wall At Areaway</i>								
Masonry: Brick	93%	Now	\$390,600	LIFE	**	5	\$29,800	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, North Facade, South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Northwest Corner, Above 4th Floor Window</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Areaway</i>								
Windows								
Aluminum	95%			2029	**	5	\$2,000	A
Wood	5%	Now	\$3,300	2046	**	5	\$500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Parapets								
Metal Rail	100%			2034	**	5-10	\$45,600	A
Roof								
Roll Roofing	100%			2020		5	\$34,200	A
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$7,600	C
Ceramic Tile	5%	Now	\$37,700	2036	**	5	\$900	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	25%			2026	**	3	\$4,400	C
Wood	60%	Now	\$433,400	2061	**	5	\$19,600	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, 1st Through 4th Floors</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout All Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout All Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : Structural Stability Of Floor Beams Is Questionable</i>								
Interior Walls								
Ceramic Tile	5%			2024	**	5	\$2,100	C
Concrete Masonry Unit	10%	Now	\$30,800	LIFE	**	5	\$1,700	C
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Fourth Floor</i>								
<i>Explanation : Horizontal Joints Are Separating Due To Floor Deflection</i>								
Glass: Single Pane	2%			LIFE	**	5	\$600	C
Gypsum Board	38%			LIFE	**	5	\$9,500	C
Masonry: Brick	35%	Now	\$96,800	LIFE	**			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			LIFE	**			C
Ceilings								
Exposed Struc: Wood	85%	Now	\$1,296,300	LIFE	**			B
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout, Basement, 1st Through 4th Floors</i>								
Gypsum Board	15%			LIFE	**	5	\$6,500	B

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amps And One 200 Amps Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	80%			2021	\$2,000	1		B
Conduit	20%			2031	**	1		B
<hr/>								
Panelboards								
Fused Knife Sw	15%	2-4	\$1,700	2046	**	5		B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Molded Case Bkrs	85%			2020	\$9,400	5	\$500	B
<hr/>								
Wiring								
Braided Cloth	15%	2-4	\$600	2046	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Thermoplastic	85%			2031	**	1		B
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	99%			2021	\$54,600	10	\$21,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps And Compact Fluorescent</i>								
<hr/>								
HID	1%			2021	\$100	10		B
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2021	\$4,700	10	\$2,800	B
Exit, Service	50%			2021	\$1,900	1		B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2021	\$63,900	5	\$7,200	B
<hr/>								
Conversion Equipment								
Steam Boiler	100%			2026	**	1	\$23,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$9,100	2021	\$181,200	4	\$1,200	B
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Convactor/Radiator	100%			2019	\$245,100	1	\$7,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2029	* *	1		B
Conversion Equipment								
Window/Wall Unit	30%			2016	\$16,000	1		B
No Component	70%							D
Ventilation								
Exhaust Fans								
Roof	10%			2021	\$2,100	2	\$100	B
Wall Unit	20%			2016	\$7,900	2	\$100	B
No Component	70%							D
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2031	* *	1		B
Galv Iron/Steel	50%			2019	\$38,800	1		B
Water Heater								
Oil Fired	100%			2014	\$8,100	1	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2026	* *	4	\$2,000	B
Sewage Ejector(s)								
Electric	100%			2021	\$10,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$2,500	1	\$1,400	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2, 3, 4</i>								
<i>Explanation : 1 Unit</i>								

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